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TOWN OF ENFIELD

LAND USE PLAN

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EXISTING LAND USE ANALYSIS

The preparation of this report was financed in part through a Comprehensive Planning Grant from the Department of Natural and Economic Resources of the State of North Carolina.

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SECTION I

INTRODUCTION

Purpose

The purpose of this Land Use Plan is to fulfill the requirements of the Housing and Community Development Act of 1974 as it relates to "701" comprehensive planning assistance. Specifically those requirements set forth in Federal Register, Vol. 40, No. 164 Friday, August 22, 1975 and Federal Register, Vol. 42, No. 21, Tuesday, February 1, 1977. Those registers require that each recipient of "701" planning grant assistance shall carry out an on-going comprehensive planning process. The comprehensive planning process requires as a minimum consistent land use and housing elements.

The land use element is required to address the following:*

- Provisions for the establishment of a governmental policies and actions relating to land use and housing.
- Identification of housing employment and education needs.
- Recommendations for implementation of the objectives of the plan.
- Coordination with state, regional and local plans.

In addition to meeting the Federal Register requirements, this plan is designed to provide a guide for the Town of Enfield's growth and development. It is intended that this document serve as a foundation for Enfield's comprehensive planning process and not as an inflexible guideline. The plan should be reviewed constantly with attention paid to the need to make adjustments whenever significant changes occur within the Enfield area such as the gain or loss of a major employer.

Scope

The Land Use Plan provides an analysis of existing land use, housing, employment and population characteristics. Data for population, housing, and employment is projected through the year 2000. The design year for the land use projections is 1985. The plan emphasizes specific goals and objectives which will provide a sound basis for Enfield's growth and development.

* The listing is a summary and does not set forth all Federal Register requirements.

Methodology

This plan constitutes a complete re-write of the Enfield Land Use Plan. A previous plan was prepared in 1966. However, that document is now out-of-date and does not meet present comprehensive planning process certification requirements.

The preparation of both the Land Use and Housing Elements was coordinated with the following plans.:

- Region L Council of Governments Housing Plan, 1977-2000.
- Region L Council of Governments Land Use Plan, 1977-2000
- Enfield 201 Wastewater Facilities Plan, 1977
- Region L Council of Governments Outdoor Recreation and Open Space Plan
- State Comprehensive Outdoor Recreation Plan of Land and Water Conservation Fund Act of 1965

There is no 208 planning process in effect within the Enfield area and the planning area is not affected by the Coastal Area Management Act.

The plan is divided into the following major sections:

- Existing Land Use and Analysis
- Goals and Evaluation Criteria
- Implementation Policies
- Environmental and Historic Preservation Assessments

The data sources utilized to develop the plan included U. S. Census reports, existing Enfield planning and engineering reports, interview results, and field survey results.

The document is consistent with and provides the basis for the Enfield Housing Plan. However, the Housing Plan, was concurrently prepared and contains more detailed housing data.

Delineation of Study Area

The study area includes all land within the Town of Enfield Corporate Limits and all land within one-mile of the existing corporate limits. The major emphasis has been placed on data collection and plan development for the area within the Enfield Corporate Limits. That

portion of the study area lying outside of the Corporate Limits is referred to throughout the plan as the Enfield planning area.

Regional Setting

Enfield is located in the south central section of Halifax County, North Carolina. The Town is a member of the Region L Council of Governments which includes the area within the counties of Edgecombe, Halifax, Nash, Northampton and Wilson. Enfield has excellent state-wide and inter-state exposure. Although the north-south traffic now primarily follows U. S. I-95, located immediately west of the Town, for years the major north-south traffic traveled U. S. 301 through the heart of Enfield. The only east-west exposure is provided by N. C. 481. The Town is also bisected by the main line of the Seaboard Coast Line Railroad.

The Town is approximately 60 miles east of Raleigh, the state capital and 140 miles west of the North Carolina Outer Banks. Enfield has good access to the Norfolk/Chesapeake, Virginia metropolitan area. The Rocky Mount/Wilson Airport provides commercial air carrier service within thirty minutes driving time.

Historical Setting

Halifax County has played a significant role in North Carolina and American history. The County was first inhabited by White settlers in 1732 who immigrated to the area from Virginia. Those settlers were primarily farmers in search of good farming and grazing lands. The original concentrations of settlers were along Looking Glass Run, Quankey Creek, Conoconnara Swamp, Marsh Swamp, and Chockayotte and Deep Creeks.

While Halifax County was still a part of Edgecombe County, Enfield was established as the County seat. In 1758 Halifax County was formed from Edgecombe County and named for Charles Montague, Earl of Halifax. At that time the Village of Halifax replaced Enfield as the county seat because it was a more central location. Early in the Revolutionary War period the residents of the County were strongly patriotic. When the Provincial Congress met in Halifax on April 12, 1776 it adopted the Halifax Resolves which are considered the first resolution by an American Colony instructing delegates to the Continental Congress to vote for independence.

Enfield is the oldest town within the County, having been settled in 1725 by Episcopalians. The first impetus for growth occurred in 1845 when the Wilmington-Weldon Railroad was constructed approximately one mile east of the community. This stimulated a shift in growth as residents began to build along the railroad tracks.

The community was incorporated in 1861 and was solely an agricultural village until the early 1900's. At that time Enfield experienced a brief period of retail and population growth which lead to the development of the Town as it currently exists. Industrial development with the Town has been limited and Enfield remains primarily an agricultural center with the main activity being the processing of peanuts.

Physical Analysis

The physical characteristics of an area have a strong influence on the types and locations of land uses. Through the years, development has often been allowed to occur with very little consideration given to environmental consequences. However, public awareness and Federal and State regulations will demand that greater attention be given to the affects of future development on the environment. Within a limited geographic area, such as Enfield, the greatest physical influences on the specific locations of land uses will be from topography, soil types, and water/land resources. These physical factors will direct the patterns of future development.

Climate

Enfield is situated in an area which has a warm temperate climate. This climate results from Enfield's location in an area of prevailing westerly winds and proximity to the Atlantic Ocean.

The climate is normally rainy with hot summers and no prolonged dry seasons. The average annual temperature is approximately 59.5 degrees Fahrenheit. Enfield has an approximate average July temperature of 79 degrees Fahrenheit and an approximate average January temperature of 43 degrees Fahrenheit. Although the winter temperatures are mild, the winters are influenced by polar-air masses which periodically bring below-freezing weather to the region.

The average annual precipitation for the Enfield area is 44-48 inches. Thunderstorms occur frequently, averaging 52 days per year over the past 68 years. Snow and sleet rarely occur.

Relief

The land on which the Town is situated generally slopes from west to east. The elevation on the Town's western edge averages 125 feet above sea level. This gradually drops to 100 feet above sea level along the eastern edges of Enfield. The average elevation within the Town is approximately 105 feet above sea level. Within the entire planning area, which extends one mile beyond the corporate limits, the maximum relief is 50 feet.

Drainage

The Town of Enfield is situated in the Roanoke River Basin. The land within the planning area drains into Fishing Creek to the south and into Beach Swamp, Marsh Swamp, Beaverdam Swamp and Burn Swamp to the north. Fishing Creek is reported to be one of the remaining unpolluted streams within the State. The Region L Land Use Plan identifies Fishing Creek as having potential for designation as a scenic river. The most serious drainage problems exist to the north of Town in the swamp areas. These low areas will severely restrict any major growth of the Town to the north.

The Fishing Creek area has experienced some flooding, with the highest recorded floods having occurred in 1910 and 1940 when the water elevation reached 96.36 feet above sea level. Presently, no high-density development is threatened by flooding.

Ground Water

Ground water is not a concern within the Enfield planning area. The Town's water supply is received from Fishing Creek. Individual homes within the planning area around Enfield receive water from wells. Those wells appear to be adequately meeting individual needs.

Geology

Enfield is located in the Coastal Plains region. The Coastal Plain rock is underlain by a wedge shaped rock block of sediment that increases in thickness from a thin layer on its western edge to approximately 10,000 feet at Cape Hatteras. The sedimentary structure was deposited on crystalline rocks which slope to the east at 25 feet per mile to a 2,500 foot depth below the ocean.

The Coastal Plain rocks consist primarily of unconsolidated sediments including: gravels, sands, clays, limestones and marls. The formations generally strike northeast-southwest and fall gradually to the southeast at approximately fifteen to twenty-feet per mile. The Yorktown formation of the Miocene (MY) is the most preminant geological formation within the region. Where exposed on the surface, this formation consists of clay, sand and shell marl. The main material is blue clay. Much sand and marl is disseminated throughout the blue clay with some sand and shell marl intermixed.

Soils

The soils within the Enfield Planning Area are sedimentary and alluvial soils. The sedimentary soils were produced by the weathering of sands and clays which were water born from the Appalachian Mountains and the Piedmont Plateau. The sedimentary soils are the predominant type within the planning area and include the following soil groups: Ruston, Portsmouth, Coxville, and Norfolk. The alluvial soils are upland soils which were deposited in stream valleys during periods of flooding. These soils are concentrated in the Beech Swamp area and include the following soil groups: Wickham, Toxaway, Ochlockonee, Congaree and Kalmia.

The following descriptions of the soil groups is extracted from the Enfield Land Use Survey and Analysis, April 1966, prepared by the Division of Community Planning Department of Conservation and Development State of North Carolina.

Norfolk - Very fine sandy loam

This soil consists of 8 to 12 inches of gray very fine sandy loam, underlain by a rather heavy clay. The surface is flat and natural drainage is poorly developed. Normally Norfolk soils would be considered excellent for septic tank use but in this case the poor drainage and the nature of the subsoil renders it only fair. Generally the soil is very stable and is excellent for foundation construction when drained.

Ochlockonee - Loam

This soil consists of a dark gray to brownish loam 8 to 12 inches thick underlain by a gray fine sand. The soil occupies the first bottom of the streams and 95 percent is considered as swampy. This soil would not be suitable for urban development but would be excellent for recreation - greenbelt type areas.

Kalmia - Fine sandy loam

This soil is approximately 8 to 12 inches of gray fine sandy loam underlain by 15 to 30 inches yellowish fine sandy loam. This soil is typically a terrace soil and it occurs in long narrow strips bordering each side of Beech Swamp. Generally, this soil is well drained and remains dry and stable most of the year. It occurs at elevations which are subject to flooding; and, therefore, it is only useful for recreation.

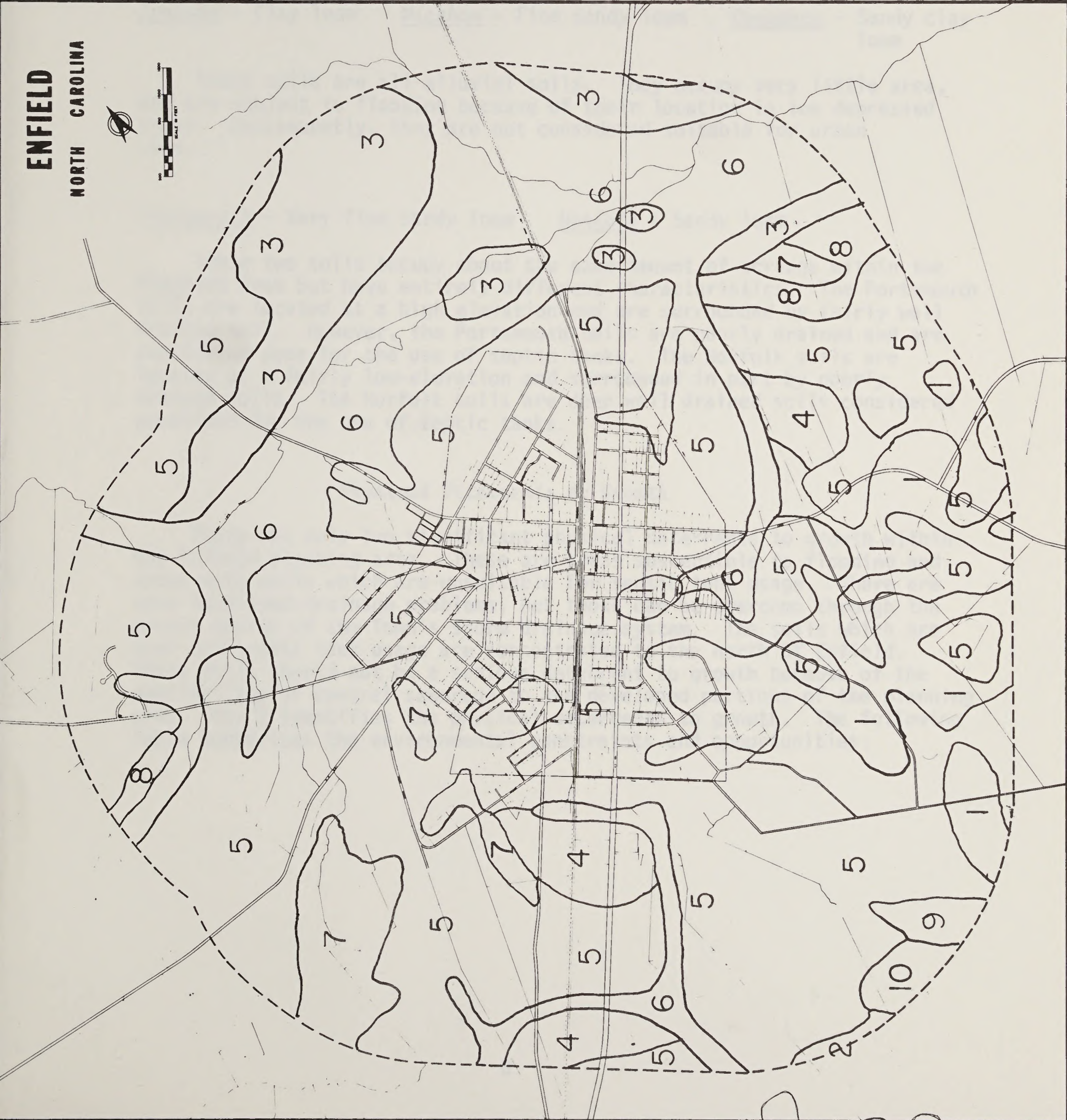
ENFIELD NORTH CAROLINA

MAP 1

SOILS MAP

LEGEND

- | | |
|----|----------------------|
| 1 | COXVILLE |
| 2 | VERY FINE SANDY LOAM |
| 3 | CONGAREE |
| 4 | SILTY CLAY LOAM |
| 5 | KALMIA |
| 6 | FINE SANDY LOAM |
| 7 | NORFOLK |
| 8 | SANDY LOAM |
| 9 | NORFOLK |
| 10 | FINE SANDY LOAM |
| | OCHLOCKONEE LOAM |
| | PORTSMOUTH |
| | VERY FINE SANDY LOAM |
| | RUSTON |
| | FINE SANDY |
| | TOXAWAY |
| | CLAY LOAM |
| | WICKHAM |
| | FINE SANDY LOAM |



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Coxville - Very fine sandy loam

This soil is a dark very fine sandy loam 6 to 10 inches deep underlain by a very fine sandy clay. The soil is generally very poorly drained and is considered poor for the use of septic tanks. It is a very stable soil and, when drained, is excellent foundation material for construction.

Toxaway - Clay loam

Wickham - Fine sandy loam

Congaree - Sandy clay
loam

These soils are all alluvial soils. They occupy very little area, and are subject to flooding because of their location in low depressed areas. Consequently, they are not considered suitable for urban uses.

Portsmouth - Very fine sandy loam

Norfolk - Sandy loam

These two soils occupy about the same amount of acreage within the Planning Area but have entirely different characteristics. The Portsmouth soils are located at a high elevation and are surrounded by fairly well drained soil. However, the Portsmouth soils are poorly drained and are considered poor for the use of septic tanks. The Norfolk soils are located at a fairly low-elevation and surrounded in part by poorly drained soils. The Norfolk soils are deep well drained soils considered excellent for the use of septic tanks.

Physical Deterrents to Growth

There are only two significant physical deterrents to growth within the Enfield planning area. These are areas susceptible to flooding and areas with soils which are unsuitable for septic tank usage. There are some localized drainage problems, but those can be overcome through the proper design of the Town's storm drainage system. The soils which are poor for septic tank usage are concentrated to the north of Enfield. Those soils should not be a serious deterrent to growth because of the availability of central sewerage to the developed portions of the planning area. Map 2 identifies the physical deterrents to growth. The following Table summarizes the environmental constraints and opportunities:

ENFIELD

BOYD CAROLINA

Map 1

PHYSICAL

70

APRIL 1900

100

200

300

400

500

600

The preparation of this report was directed by
the Board of Commissioners of the State of North
Carolina in the Department of Natural and Economic
Resources of the State of North Carolina.


ENFIELD
NORTH CAROLINA




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SCALE IN FEET

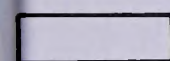
MAP 2

PHYSICAL DETERRENTS
TO GROWTH

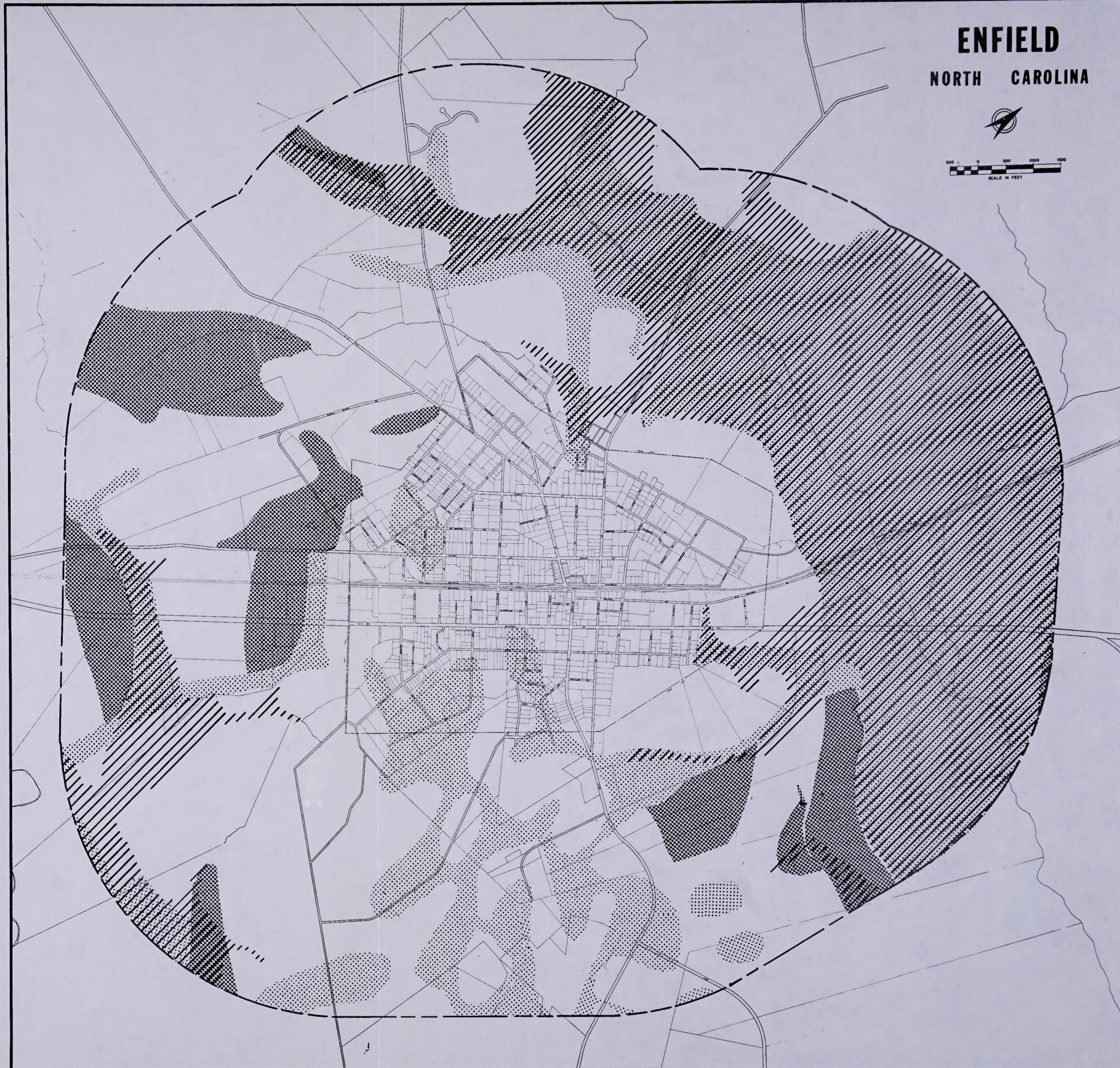
 AREAS SUSCEPTIBLE TO
FLOODING

SOIL SUITABILITY FOR
SEPTIC TANKS

 EXCELLENT

 FAIR

 POOR



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TABLE 1

SUMMARY
ENVIRONMENTAL CONSTRAINTS
AND OPPORTUNITIES

The Town of Enfield has a sound environmental base for growth and development. The following summarizes the constraints and opportunities:

| <u>Environmental Concern</u> | <u>Potential</u> | |
|-------------------------------|------------------|--|
| Climate | Excellent | |
| Geology | Excellent | |
| Soil | | Minor (only in areas not having access to central sewer) |
| Topography | Excellent | |
| Surface Water & Drainage | Good | |
| Ground Water | Excellent | |
| Animal & Fish Life | | None |
| Unique Natural Areas | | None |
| Plant Life & Woodlands | | None |
| Sensitive Environmental Areas | | None |
| Air Quality | | None |
| Flood Plains | | Significant (only in extraterritorial planning area) |

Critical and Sensitive Areas

There are not any unique natural areas, rare and endangered species, major woodlands or major sensitive environmental areas within the Town of Enfield or its extraterritorial planning area.

Air Quality

The air quality within Enfield and the extraterritorial planning area is generally good. Wind direction should be the only concern. The predominant wind direction is from the southwest. As a result, heavy industrial development should be discouraged to the south and southwest of Enfield.

North Carolina is divided into eight air quality control regions by the North Carolina Office of Air and Water Resources. Enfield and all of the Region L Council of Governments is located in Region V, the Eastern Piedmont Region. The following standards are in effect for Region V:

| <u>Pollutant</u> | <u>Pollutant Concentration</u> |
|--|---|
| Sulfur Oxides (SO ₂) Annual Arithmetic Mean (24-Hr. Maximum) | Less than 60 micrograms per cubic meter. |
| Particulate Matter, Annual Geometric Mean (24-Hr. Maximum) | Greater than 95 micrograms per cubic meter. |

Carbon Monoxide (CO)

Below 55 milligrams per cubic meter, 8-Hr. maximum.

Nitrogen Dioxide (NO₂)

Below an annual mean of 110 micrograms per cubic meter.

Photo-Chemical Oxidants (O₃)

Below 195 micrograms per cubic meter, 1-Hr. maximum.

SECTION II

EXISTING LAND USE ANALYSIS

Analysis of existing land uses is essential to the development of any land use plan. This analysis identifies existing land use problems and provides a basis for the projection of both future land use needs and problems. The land use survey contained herein was conducted in September, 1977. This was the second such survey conducted for the Town; the first having been conducted in 1966 by Division of Community Planning, Department of Conservation and Development.

Comparison of the two surveys is impossible. The scale of the base map which was utilized in 1966 was inaccurate. In addition, at the time of preparation of this plan it was impossible to obtain a closure for the legal description for the Town's corporate limits. Therefore, it was difficult to determine the exact acreage contained within the Town of Enfield. The acreages identified for each land use in this section should be considered to be approximate figures. They should be used to analyze the relationships of land use categories. More precise measurements of land uses will be impossible without vastly improved mapping based on an actual field survey.

The following land use categories were identified and plotted by a "wind shield" survey:

Single-Family Residential: All residential structures containing one-dwelling unit and appearing to be situated on an individual parcel of land. This category also includes mobile homes not located in mobile home parks.

Multi-Family Residential: Dulexes, mobile home parks, and apartment buildings.*

Public/Semi-Public: Includes churches, schools, governmental offices and service facilities, nursing homes and health care facilities, and cemeteries.

Commercial: Includes wholesale establishments, retail establishments and motels.

Business Service: Includes all land uses utilized for the provision of services and not primarily dealing in the display or sale of goods and commodities.

* NOTE: Some individual duplexes were not located on the existing land use map because of the scale of the map.

Industrial: Includes all manufacturing, processing, fabricating, warehousing, and offices incidental to those uses.

Agricultural/Vacant: Includes all land being actively utilized for agricultural production and all vacant unimproved land not being actively utilized.

Transportation: Includes all streets, highways and railroads.

Existing Land Use

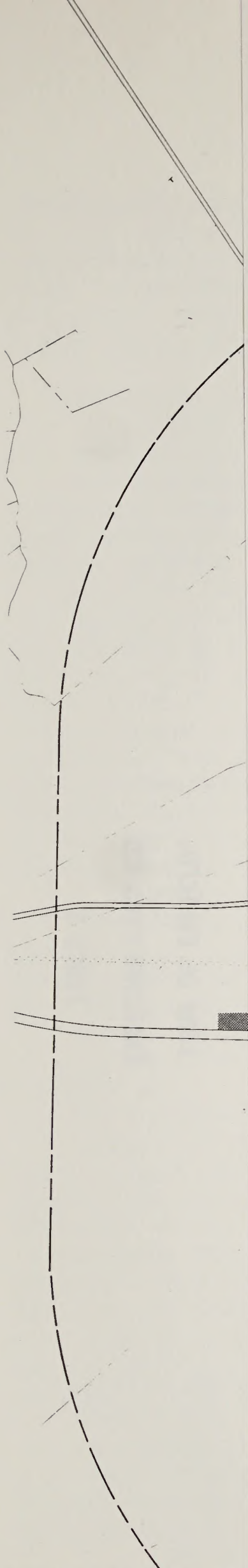
Table 2 identifies the existing land use within the Town of Enfield and the planning area which extends one-mile beyond the 1977 Town Limits. The land uses are identified and graphically shown on Map 3 , Existing Land Use.

Residential Land Use

The single-family and multi-family land uses in Enfield are intermixed. In addition, the multi-family land uses are, with the exception of two four-unit buildings, comprised of duplexes and triplexes. Therefore, all residential land uses are discussed as one land use. Detailed housing structural conditions will not be discussed in this plan. Those conditions are identified in and discussed in detail in the Enfield Housing Plan which was prepared concurrently with this plan.

Residential development occupies approximately 44.08 percent of the total land area within the Town Corporate Limits. This is the largest single land use within Enfield. Multi-family dwelling units occupy only .887 percent of the corporate area. This small amount of multi-family land usage is normal for a rurally located town the size of Enfield. Enfield's residential development has not occurred in an orderly manner. Little or no zoning and subdivision control has allowed irregular lot subdivision, subdivision of exceptionally narrow lots, intermixing of residential and non-residential development without central water and sewer utilities and poor design of residential streets. These conditions are especially concentrated in the southern, southeastern and east-central sections of Enfield. In combination, they have created extreme blighted conditions. In fact, some residential properties do not abut conventional public right-of-ways.

Many of the narrow residential parcels are deep lots which has lead to the wasting of residential land. In addition, this pattern of land subdivision has lead to excessive per lot costs for the extension of public utilities.



"The preparation of this map was financed
part through an urban planning grant from
the Department of Housing and Urban
Development under the provisions of Sec.
701 of the Housing Act of 1954, as amended."

ENFIELD

NORTH CAROLINA

EXISTING LAND USE



MAP 3

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the Department of Housing and
Economic Resources of the State
of North Carolina.

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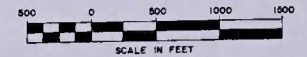
Residential development occupies approximately 44.08 percent of the total land area within the Town Corporate Limits. This is the largest single land use within Enfield. Multi-family dwelling units occupy only .887 percent of the corporate area. This small amount of multi-family land usage is normal for a rurally located town the size of Enfield. Enfield's residential development has not occurred in an orderly manner. Little or no zoning and subdivision control has allowed irregular lot subdivision, subdivision of exceptionally narrow lots, intermixing of residential and non-residential development without central water and sewer utilities and poor design of residential streets. These conditions are especially concentrated in the southern, southeastern and east-central sections of Enfield. In combination, they have created extreme blighted conditions. In fact, some residential properties do not abut conventional public right-of-ways.

Many of the narrow residential parcels are deep lots which has lead to the wasting of residential land. In addition, this pattern of land subdivision has lead to excessive per lot costs for the extension of public utilities.

ENFIELD

NORTH CAROLINA

EXISTING LAND USE



LEGEND

| | |
|---------------------------|--|
| SINGLE-FAMILY RESIDENTIAL | |
| MULTI-FAMILY RESIDENTIAL | |
| PUBLIC / SEMI-PUBLIC | |
| O-I | |
| INDUSTRIAL | |
| AGRICULTURAL | |
| COMMERCIAL | |

MAP 3

"The preparation of this map was financed in part through an urban planning grant from the Department of Housing and Urban Development under the provisions of Section 701 of the Housing Act of 1954, as amended."

The preparation of this report was financed in part through a Comprehensive Planning Grant from the Department of Natural and Economic Resources of the State of North Carolina.

TABLE 2

EXISTING LAND USE

TOWN OF ENFIELD*

| | Within Corporate Limits | % of Total | One-Mile Planning Area | % of Total |
|---------------------------|-------------------------|------------|------------------------|------------|
| Single-family Residential | 395.96 | 43.196 | 66.88 | .012 |
| Multi-family Residential | 8.13 | .887 | 6.74 | .001 |
| Commercial | 52.82 | 5.762 | 3.90 | .0007 |
| Business Service | 3.36 | .367 | 0.00 | .000 |
| Industrial | 46.00 | 5.018 | 34.63 | .006 |
| Agricultural/Vacant | 235.34 | 25.673 | 5,304.14** | |
| Transportation | 115.42 | 12.591 | ** | |
| Public/Semi-Public | 59.64 | 6.506 | 35.62 | .007 |
| Total | 916.67 | 100.000 | 5,452.91 | 100.000 |

* Approximate Acreages

** Includes rights-of-way acreage

*** Not calculated because of varying state rights-of-way widths.

Enfield's newest and best designed residential development is located in the western and west-central sections of the Town. Large lots fronting on paved, curbed and guttered streets sharply contrast the poorer residential sections. There are numerous tree-lined streets displaying large stately homes which would rival those of any community.

In many areas commercial and industrial development has encroached on residential development. This is especially true along McDaniel Street (U. S. 301), Whitaker Street, East Franklin Street and Glenview Road. The worst area of encroachment is along McDaniel Street. There many pockets of residential development have been surrounded by commercial and industrial development which has caused residential deterioration. This commercial/industrial development has created noise, smoke, light, glare and generally unhealthy conditions which are not conducive to a sound residential environment. The greatest ill-effect of this conflict with residential development is found east of McDaniel Street.

Commercial

The commercial land use in Enfield is concentrated in two areas. One is the commercial corridor paralleling McDaniel Street (U. S. 301) and the second is the Enfield Central Business District which centers on Whitfield and Railroad Streets. Commercial uses occupy approximately 52 acres, 5.7 percent of Enfield's total land area. There are no major commercial concentrations located in the planning area outside of Enfield.

All of Enfield's commercial areas show signs of deterioration. This is particularly evident along McDaniel Street. At one time, that street comprised a segment of the U. S. 301 north-south route from New York to Florida. With the construction of I-95 to the west of Enfield, the Town was almost totally by-passed by the north-south traffic. The results were a severe loss of revenue from transient traffic and the resulting close of numerous businesses catering to that traffic. The McDaniel Street corridor has not undergone any attractive transition to businesses catering to local clientele. In addition, the businesses which continue to function along McDaniel Street create numerous traffic hazards resulting from uncontrolled curb cuts, obstacles blocking sight distance and uncontrolled signing and lighting. As mentioned earlier, much of the commercial development is intermixed with primarily deteriorating residential development.

The Enfield CBD shows signs of having lost much of its business to larger communities such as Rocky Mount and Roanoke Rapids. The present CBD serves as a rural/agricultural service center. As in almost every other rural community in Eastern North Carolina, the majority of the CBD buildings are in need of renovation. While recommendations are premature in this section of the plan, the Enfield CBD should receive special and concentrated attention. The major east-west traffic travels through the CBD. This adds to CBD traffic congestion. However, a more important concern is that the east-west traffic is exposed directly to Enfield's CBD and that exposure will strongly influence a visitor's impression of the Enfield community. Actions should be taken to create a CBD atmosphere which will be more pleasing.

Secondary commercial uses are scattered along the roads leading into Enfield and in some of the residential areas. The greatest amount of residentially located commercial development is found in the southeast section of Enfield. That commercial development consists of neighborhood grocery stores and service businesses (i.e., barber shops) which have limited market areas.

Business Service

Business service land uses represent the most modern non-residential land uses in Enfield. However, those uses occupy only 3.36 acres or .36 percent of the Town's total area. There are not any business service uses located in the planning area.

Business service land uses are considered those land areas which are occupied by structures that provide office space for professional services. Goods and commodities are normally not displayed or sold in business services. These uses are normally situated between commercial and residential areas. While there has been a minimum of land development regulation, most of Enfield's business service development is situated between commercial/residential areas and/or primary traffic arteries and residential areas. While this may have occurred by chance, it is a sound development policy for the Town to pursue.

Enfield's business service base cannot be expected to expand significantly until there is an expansion of the retail sector. Except in government centers, office space and professional services depend more on the retail base than the population base of a community.

Industrial

Almost all of Enfield's industrial development is oriented to agriculture. The primary industrial function of the community is peanut processing. This is supplemented by cotton gins, feed lots and grain mills. The newest industry within the Enfield planning area is the Royal Manufacturing plant located on U. S. 301 immediately north of the Corporate Limits. Within the Corporate Limits approximately 46 acres are devoted to industrial development. Within the planning area over 34 acres are utilized for industry. However, the Royal Industries site occupies 18 acres of the total planning area industrial acreage.

The majority of the industrial development within Enfield lies in a corridor bounded by the Atlantic Coast Line Railroad and McDaniel Street. Within that corridor, the largest single concentration is the Columbia Peanut site located between Liberty Street and Franklin Street.

Almost all of Enfield's industrial development is highly seasonal and, therefore, the ill-effects of industry such as traffic, noise and air pollution are concentrated in the summer and autumn months.

The present industrial locations have occurred through an uncontrolled location process. The primary attractions have been transportation accessibility to the railroad and to U. S. 301. However, locations adjacent to transportation arteries have resulted in commercial/industrial conflicts and residential/industrial conflicts.

Agricultural/Vacant

Agricultural/vacant land is the second largest land use within the Town of Enfield and is, relative to other uses, almost the sole land use in the planning area. In the Corporate Limits, there are approximately 235 acres of agricultural/vacant land. The greatest concentration of agriculturally productive land is found in the northwest corner. Individual vacant properties are dispersed throughout the Town.

All of the existing vacant land has potential for intensive development. In fact, there is sufficient land to meet Enfield's development needs within the foreseeable future. Any future discussions on annexation should be weighed heavily against the need to develop existing vacant land within the Town. Vacant properties provide a poor tax base; and, in some cases, are unkept and generate vector control problems.

Transportation

The 1966 Enfield Land Use Survey and Analysis stated that there were 97.95 acres of street rights-of-way and 17.47 acres of railroad rights-of-way within the Corporate Limits. These figures are believed to continue to be accurate.

In July 1976 there were 4.68 miles of state system streets, 11.81 miles of non-state system paved streets and 4.68 miles of non-state system soil streets. All of the non-paved streets are located in primarily residential areas and major storm drainage problems have developed. In addition, the soil streets are exceptionally narrow, making access to residential areas difficult, especially for emergency vehicles.

In many residential locations the rights-of-way are encroached upon by plantings which severely restrict sight distance at intersections. Also side yard set backs on many corner lots are inadequate, further restricting sight distances. This is found in both residential and commercial areas. Numerous deadend streets have been allowed to develop without cul-de-sacs. This complicates traffic flow and makes access extremely difficult for large emergency vehicles.

The railroad right-of-way bisects Enfield and separates the local government offices from the Enfield CBD. The north-south rail traffic does not stop in Enfield and travels through Town at a high rate of speed. While this does minimize delays in the flow of vehicular traffic, it creates excessive noise and vibration along the railroad right-of-way.

Public/Semi-Public

There are approximately 59.6 acres of public and semi-public land uses within the Town of Enfield. The largest single tracts are those at the primary public school on Hannon Street and at the high school site located off of Sherrod Heights Road. Second to the school ground sites in size are the cemetery and park sites. The park sites are located on McFarling Road and on Bell Street. Both parks appear to be heavily used. The Bell Street park is bisected by an unopened right-of-way.

The public and semi-public land use category includes all Town owned property. The major municipal properties consist of the following: the water treatment plant and ground storage tank on Plant Street, the municipal garage facilities on Plant Street, the sewage treatment plant adjacent to U. S. 301 north of Enfield, and the Cook Street elevated water storage tank.

The remaining public semi-public land uses consist of church property and two rest homes on North Dixie Street.

Within the planning area outside of the Town the major public/semi-public land uses are those of the Elmwood Cemetery on the western edge of Enfield and the Cedar View Cemetery located on the northern edge of Enfield. With exception of the sewage treatment plant, church property comprises all other public/semi-public land uses in the planning area.

Summary

Existing Land Use Problems

The following provides a summary by category of existing major land use problems within the Town of Enfield. Some of these problems are discussed in subsequent sections of this plan.

Residential

- Irregular lot subdivision resulting in narrow lots, lots have exceptional depth and conditions of overcrowding.
- Inadequate storm drainage in many residential areas.
- Uncontrolled intermixing of residential and non-residential land uses.
- Two major blighted areas exist - one, referred to as "Black Bottom" which centers on the Cook and Alsop Streets area; and the second, which lies east on McDaniel Street and south of Pope Street.
- Many residential areas are not served by central water and/or sewer facilities.
- Many residential properties do not front on conventional public rights-of-way.

Commercial

- The Enfield CBD is experiencing physical deterioration and is in need of revitalization.
- The business corridor paralleling U. S. 301 has not made a successful transition to provide services to nontransient clientele.
- Limited "strip" commercialization has infringed on residential areas.

Industrial

- Industrial development has infringed on major residential and commercial areas.
- Industrial development in Enfield is over concentrated in agriculturally related industries.
- The majority of Enfield's industrial development is not "clean" or "light" industry.
- The majority of Enfield's industrial development is seasonal which places extreme peak demands on Enfield's utility and transportation systems.

Transportation

- Approximately 4.5 miles of unpaved streets exist within the Town of Enfield, most of which are located in residential areas.
- Deadend streets have been allowed to develop without construction of cul-de-sacs.
- Street widths are inconsistent and many residential streets are exceptionally narrow.
- Right-of-way maintenance for the purpose of sight-distance at intersections is extremely poor.
- Sidewalk maintenance is poor with many being cracked and unlevel.
- East-west transient traffic should be routed around the CBD.
- Long straight streets should be discouraged in future residential developments.
- Curb and gutter is deficient in many areas of Enfield.

Vacant/Agricultural

- Maintenance of vacant lots should be improved.
- Agricultural production in proximity to residential properties should be viewed as a problem for both land uses.

There are not any apparent major problems in either the public/semi-public or business service land use categories. Public utilities problems are discussed in detail in the Community Facilities Analysis.

Community Facilities Analysis

A well conceived land use plan must consider existing community facilities and project the demand for future needs. These facilities reflect the service demands and expectations of a community's residents. The location of community facilities influence and, in some cases, dictate the location of land uses. In addition, of all municipal functions, the maintenance of community facilities normally requires the greatest expenditure of tax dollars. Because of these major concerns, the condition of a town's community facilities is a strong indicator of future growth and the quality of the development which may be expected.

Enfield's community facilities are shown on Map 4.

Public Utilities

This section of the Community Facilities Analysis concerns sewer and water utilities, storm drainage, the electrical distribution system, the land fill, the public library and Town Hall Complex.

Sewerage

Moore-Gardner Associates are the consulting engineers employed by Enfield to implement the Town's 201 Wastewater Facilities Plan. Construction is scheduled to begin September 15, 1978, and end September 15, 1979. The new system is expected to reach operating design capability by January 1, 1980.

The Waste Water Treatment Facility is located to the north of the Town Limits adjacent to Highway 301 and is classified as a grade II trickle and filter plant. A land issue was sold to finance the original plant construction in June, 1966. Prior to that time all wastewater was simply received in the same facility location by an emholph tank, retained for a short period where a very unsophisticated treatment process occurred, and then released into Burnt Cote Swamp.

The management and maintenance on the plant is handled by Environment I of Louisburg. This firm provides service to meet the laboratory and testing requirements for the plant on a monthly, quarterly and annual basis. The Town employs one Water Waste Treatment Plant Operator Trainee who works under the supervision of the operator in charge, employed by Environment I of Louisburg.

The preliminary plans in the 201 study indicate that the plant should be expanded from the existing 500,000 gallons per day plant to a 1,000,000 mdg plant. This would also require the plant to be upgraded to a number III secondary treatment facility.

MAP 4

COMMUNITY FACILITIES

LEGEND

- ◆ ENFIELD VOLUNTEER
FIRE DEPARTMENT
- ▼ POLICE DEPARTMENT
- HALIFAX COUNTY HEALTH
CLINIC
- RAILROAD DEPOT
- ▨ PARKS
- ▤ SCHOOLS
- ◆ TOWN HALL
- ◆ LIBRARY
- LANDFILL
- ☆ SEVERE STORM DRAINAGE
PROBLEM AREAS
- STREETS W/O WATER
AND SEWER LINES
- STREETS W/O SEWER
LINE
- EXISTING SEWAGE
TREATMENT PLANT
- ▽ WATER TREATMENT
PLANT.

Community Facilities Analysis

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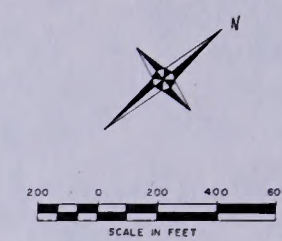
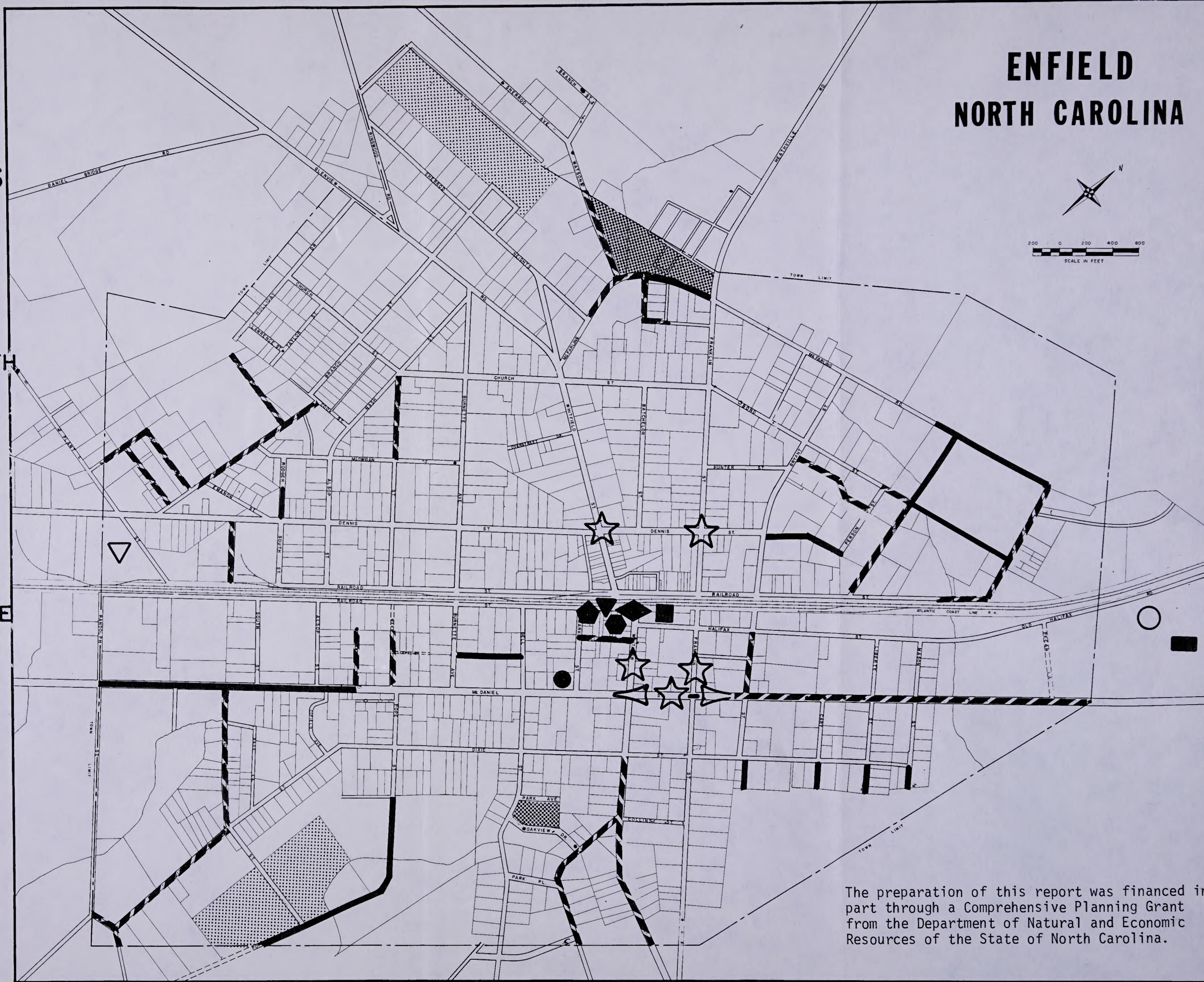
ENFIELD NORTH CAROLINA

MAP 4

COMMUNITY FACILITIES

LEGEND

- ◆ ENFIELD VOLUNTEER FIRE DEPARTMENT
- ▼ POLICE DEPARTMENT
- HALIFAX COUNTY HEALTH CLINIC
- RAILROAD DEPOT
- ▨ PARKS
- ▤ SCHOOLS
- ◆ TOWN HALL
- ◆ LIBRARY
- LANDFILL
- ☆ SEVERE STORM DRAINAGE PROBLEM AREAS
- STREETS W/O WATER AND SEWER LINES
- - - STREETS W/O SEWER LINE
- EXISTING SEWAGE TREATMENT PLANT
- ▽ WATER TREATMENT PLANT



The preparation of this report was financed in part through a Comprehensive Planning Grant from the Department of Natural and Economic Resources of the State of North Carolina.

There are several areas in Town that are not served by the sewer system. Primarily this is because of elevation problems. Enfield has not funded the installation of lift stations in strategic parts of the Town to provide the service to the entire area. The Town has received continuous complaints about odors in those areas not serviced by the sewer system. The Town owns and operates three lift stations; one on Dixie Street, between Whitaker Street and Bell Street, one on Dennis Street located just outside the public works facility and a third inside the housing project on Franklin Street.

The collection lines are very old and are in poor condition. The 201 study points out that many of the original installations were made in an improper manner resulting in weed encroachment at pipe joint intersections. Very little new pipe installations have occurred in the past 10 years.

There are approximately 1,500 metered customers presently on the sewage system. Some of those customers are out-of-town on the south and west sides. The Waste Water Plant is presently operating at above 98% capacity.

Water Treatment Plant and Systems

The Enfield Water Treatment Plant has a capacity of 1.0 mgd at a high-filtration rate of 4 gpm/sq. ft. It is operating at approximately 52% capacity.

Finished water storage at the plant consists of the 70,000 gallon clear well and two underground storage tanks, an old clear well of 126,000 gallon capacity, and a new storage tank of 396,500 gallons. Total site storage capacity is 592,000 gallons. The distribution system contains two elevated tanks each at 200,000 gallons and one old tank at 100,000 gallons for a total of 500,000.

The source of water comes from Fishing Creek which at its closest point runs within two miles of the Town Limits. Three low service raw water pumps are located at the creek. The largest pump unit is operated independently. However, the two smaller pumps may be operated simultaneously or independently. The raw water is pumped through the one 16" line to the plant facility located on Plant Street, where the chemical introduction begins. After all sediment within the raw water is filtered out the filters are backwashed and the remaining sediment is pumped into an open man-made pond. The sediment dries, is removed and taken to the Halifax County landfill. Unfortunately there have been several problems with the logistics of this process and the Town is attempting to remedy this problem.

There are two WTC Operators working on altering shifts giving seven day a week operation with about fourteen hours a day operation time. There are still problems at the water plant in getting a consistently high-quality water. This stems primarily from two sources: certain parts of the original plant design were left out because of financing restraints and inexperienced water treatment operators. Also, the lines in the distribution system are very old and in many places inadequate. Some parts of Town have inadequate pressure due to small pipe sizes and too many residences being served by undersized pipes.

The original 500,000 gallons per day water plant has been upgraded and its capacity increased to 1,000,000 mgd. As for the future, the Town anticipates making another application for Clean Water Bond Funds to complete those parts of the original plant design that were eliminated because of financial problems.

Storm Drainage

The Town, being located in the Coastal Plain Region, is relatively flat with little relief. There is considerably more relief on the west side of the railroad than on the east. This situation provides enough grade to adequately concentrate storm water and allows for routing to a suitable point of discharge. However, construction of the storm drainage system has not been planned or coordinated. A policy should be established to control how drainage channels, drainage easements and storm sewer construction will be handled by individuals and the Town.

In 1966, Moore-Gardner Associates prepared an analysis of the Town's storm drainage system. The results of the overall study of the drainage basins in the Town show that about 60% of the existing drainage system is inadequate. Based on computations contained in the study there is a large percentage of undersized pipes. One of the greatest problem areas is at the intersection of Whitfield and Dennis Streets. The drainage problem at that intersection has become progressively worse over the years due to increased runoff as more paved areas have been constructed.

The steps necessary to remedy the problem are:

- 1). The Town should implement a policy to acquire drainage easements where needed.

- 2). Undersized pipes and basins that are creating problems should be brought to the necessary capacity.

- 3). The Town should insure the adequacy of all new storm sewers being constructed and installed in Town, and its adjacent fringe area where possible.

Although the recommendations of the study were never acted on in full, the Superintendent of the Public Works Department has used the study as his guide in making storm drainage pipe installations since that year.

Electrical Distribution System

The Town buys its electricity from VEPCO wholesale and sells it to its customers at a retail price. The VEPCO substation is located at the intersection of Plant Street and Dennis Street within the public works compound. The incoming voltage at the substation is 34,000 volts. The voltage that the Town sends into its distribution system is 2,400/4,160.

The electrical lines on the north end of Town and the west side of Town extend to the Corporate Limits. On the east side of Town the electrical lines extend approximately three miles outside the Corporate Limits. On the south side the lines extend approximately two and one-half miles beyond the Corporate Limits. The electrical distribution system serves slightly over 1,500 customers.

The system is protected by four reclosures, which handle four separate geographic segments of the service area. The reclosures also protect the VEPCO substation from any damage occurring within the Town's distribution system.

The general condition of the distribution lines is good. The superintendent performs periodic preventive maintenance on the lines to insure their upkeep. In addition, an annual check is made by an electrical engineer on approximately 250 electrical meters serving all types of customers to determine the accuracy of the meters. This action maintains the utility revenue in a more efficient manner. However, there needs to be a concentrated effort made on minimizing the amount of line loss in the town. Also, an engineering study should be made on the line load and its efficiency.

The Utility Department personnel are housed in a facility referred to as the Power Plant. It is located adjacent to the water plant and within the same compound as the public works garage. The building is in a deteriorating condition but structurally it appears to be very sound.

Town Landfill

The Town owns and operates a semi-landfill operation which is located inside the Waste Water Treatment Facility adjacent to U. S. 301 north. The dump area is used extensively to handle almost all trash items and tree clippings, but is not used to hold any perishable garbage. The Town uses the County landfill for all perishable garbage items. The area is inspected periodically by the State Department of Human Resources and has for several years passed all inspections. The area is low and is capable of retaining a fairly large volume of trash. Almost every month the area is cleared by a bulldozer to allow for more dumping.

Library

Located on the corner of E. Railroad Street and Whitaker Street is Enfield's only public library, the Little P. Sullivan Municipal Library. By dividing the library's service population (3,272) into the total number of books (8,195), the resulting quotient is 2.5 volumes per person, which surpasses the State's standard of 2.0 volumes per capita.

Town Hall

The two buildings which comprise the Municipal Administrative Complex are situated on the corner of E. Railroad Street and Whitakers Street. The first of these is the general administrative office space including the Public Library, Mayor's Office, and Finance Division. The second building houses the Volunteer Fire Department, the Police Department, a small conference room for the Town and the Commissioner's Chamber. The buildings are relatively old but remain reasonably functional.

School Facilities (County)

There are two school facilities located in Town which are operated by the County. Inborden Elementary School is located on Hannon Street and serves grades 1 through 8. The second facility is located on Sherrod Heights Road and is called Enfield Graded School. It serves grades 9 through 12.

Both schools are estimated to have a 90-95% black enrollment. Enfield Academy is a private school located in the Town of Whitakers which serves students in Kingergarden through the 12th grade. This is a private institution funded primarily through tuition fees and contributions.

Recreation

The recreational facilities within Enfield tend to be limited. The Town is dependent on the high school campus for a large percentage of its recreational facilities. Of the six basic facilities in the Town, three are on the high school campus and four are in need of maintenance. There is a part time summer recreation program available through the local high school, but there is a lack of general indoor recreational activities available to the residents of Enfield. The Town should consider making provisions for expansion of its recreational facilities.

Analysis of Parks and Recreation Facilities

The Town of Enfield currently has six basic facilities which include two parks, a basketball court, baseball field and tennis courts. School properties also supplement the recreational opportunities of public parks.

Randolph Park, situated in the west part of the Town along Watson Street and McFarland Avenue, is the best developed park of the two the Town owns and operates. It is a full service park offering picnic facilities with a sheltered area and off-street parking. Also provided are swings, seesaws, climbing bars, a wading pool, a sandbox, waterfountain and ping-pong and volleyball equipment.

Oakview Park is located on the east side of Town along the north side of Bell Street, and has for years served a predominately Black neighborhood. The condition of the park is fair and is not as well maintained by the Town as Randolph Park. Facilities in the park include a large basketball court, swings, seesaws, a sandbox and bathrooms. Off-street parking is also provided here. There are two dedicated rights-of-way for streets intersecting the park which have not been opened. However, if they were opened at some point in time it would decrease the size of the park by 50% or more.

The Administration Building and the basketball courts at the Franklin Street housing project are also considered part of the Town's recreational facilities. The Administration Building has kitchen facilities and through a written agreement with the Roanoke-Chowan Housing Authority the Town may use the building at any time. Both of the facilities are new and in good condition.

The two existing tennis courts on the high school campus are old, not built to the standard tennis court size, and are in need of maintenance. There are two new courts being constructed on the high school campus that will meet all specifications to size and quality. They are expected to be complete by early spring, 1978.

The baseball field on the high school grounds is used each summer by the Town softball league. The field has no lighting system.

There are two additional recreational facilities which are privately owned and operated. The Arts and Crafts building is only used sporadically, mostly during holiday seasons, to hold classes in ceramics, etc. There is also a facility located beside Randolph Park for Cub Scouts and Boy Scouts.

The Town has recently purchased the Railroad Depot building located on Halifax Street beside the Town Hall. A decision on its use has not been made, but a suggestion has been to utilize it as a Community Center where all civic clubs could meet.

Police Department Facilities

The Enfield Police Department is composed of fourteen full-time employees. There are nine certified personnel in the department serving in the capacities of police chief, sergeant-detective, or police officer. The department is supplied with three police vehicles and has an up to date system of communications provided by funding through the L.E.A.A.

The Police Headquarters are located on Railroad Street directly beside the Town Hall. In the last year, the facility has been completely remodeled to provide for more efficient use of space. The jail facility is located directly behind the offices within the same building. They are inspected at least once a year, and upon the last inspection the department was given an excellent rating.

The jail is not designed for overnight detention. The department practices as a matter of policy the transmittal of all prisoners to the county jail for any overnight detention. This relieves the Town of any liability for the prisoners' health.

Health Facilities

The Town has one health clinic which is operated by the County. The clinic is located on McDaniel Street. There is one doctor working at the clinic on a part-time basis. The primary emphasis is on non-major illnesses. Outside the clinic there are two medical doctors which maintain general practitioner offices in the CBD.

Fire Protection Facilities

The Town of Enfield has a volunteer fire department manned by approximately 35 men. The department utilizes the following pieces of equipment:

- 1 1975 Ford Truck - Rescue
- 1 1973 Ford Truck - Pumper
- 1 1973 Carry All
- 1 1971 Ford Truck - Pumper
- 1 1971 Ford Truck - Water Wagon
- 1 1948 Mack Truck

The department serves a greater number of out-of-town fire calls than in-town. The Town has appropriated \$22,386.00 in the FY 1977-78 budget for the department. However, the majority of their money comes from the annual Firemen's Fire held in Town each year and from property rental fees they charge for buildings owned by the department.

Historic Structures and Sites

There are no historic sites within Enfield or it's planning area which are included on the National Register of Historic Places. In addition, there are not any scenic areas or known archaeological sites which are significant in American history.

Population Analysis

Population change has a significant effect on land use. The quantities of land uses are normally directly proportionate to population increases or decreases. Analysis of population trends will provide insight to the sustained growth of a town. There are exceptions to development caused by growth of the resident population of a community. An example is retail development which occurs along major highways which carry large volumes of transient traffic. This type of development will often increase and decline rapidly. However, long-term service needs, tax base, and community development must be projected on the basis of the local population.

The following table shows past population growth for the Town of Enfield.

TABLE 3
Population Trends
Town of Enfield

| <u>Year</u> | <u>Population</u> | <u>Percent of Change</u> |
|-------------|-------------------|--------------------------|
| 1900 | 361 | |
| 1910 | 1,167 | +223% |
| 1920 | 1,648 | + 41% |
| 1930 | 2,234 | + 35% |
| 1940 | 2,208 | -1.2% |
| 1950 | 2,361 | + 7% |
| 1960 | 2,978 | + 26% |
| 1970 | 3,272 | +8.9% |

Table 3 shows that, with the exception of the 1940's, the Town of Enfield has had gradual but sustained population growth since 1900. The greatest period of growth occurred from 1900 to 1910 when the greatest total population growth of any decade since 1900 occurred.

Migration

Enfield is primarily an agricultural service community and is strongly influenced by the economic and population trends within the Region L Council of Governments and Halifax County. Halifax County and all other counties within the Region L Council of Governments experienced significant out-migration during the 1960's. This out-migration was more prevalent among the Black portion of the population than the White population. The White population experienced significant out-migration in the 15 to 29 year old age groups. It is believed that the out-migration is the result of people leaving, especially the younger age groups, for better economic opportunities.

This out-migration trend is expected to continue within Halifax County until improvement is made in local employment opportunities. Enfield could provide a catalysis for increased opportunities within the county. Tables 5 and 6 provide migration rates and the net migration for Halifax County. That migration data should reflect the out-migration rates for the Town of Enfield.

Composition of the Population

Population composition is an important consideration in the preparation of a land use plan. Sex, age and race all reflect demands for specific land use developments, government services, and economic opportunities. For example, a decrease in the size of the younger age groups reflects a probable decrease in the demand for school facilities. Thus, not only the size of a community's population but the characteristics of that population must be analyzed.

Table 4 provides the 1970 age distribution for the Enfield population by sex.

TABLE 4
Enfield
1970 Population by Age and Sex

| <u>Age Groups</u> | <u>Total</u> | <u>Males</u> | <u>Females</u> |
|-------------------|--------------|--------------|----------------|
| Under 5 | 272 | 137 | 135 |
| 5 to 9 yrs. | 307 | 161 | 146 |
| 10 to 14 yrs. | 391 | 194 | 197 |
| 15 to 19 yrs. | 311 | 155 | 156 |
| 20 to 24 yrs. | 181 | 87 | 94 |
| 25 to 29 yrs. | 159 | 77 | 82 |
| 30 to 34 yrs. | 138 | 43 | 95 |
| 34 to 39 yrs. | 141 | 70 | 71 |
| 40 to 44 yrs. | 169 | 71 | 98 |
| 45 to 49 yrs. | 202 | 91 | 111 |
| 50 to 54 yrs. | 194 | 89 | 105 |
| 55 to 59 yrs. | 172 | 87 | 85 |
| 60 to 64 yrs. | 144 | 59 | 85 |
| 65 to 69 yrs. | 147 | 47 | 100 |
| 70 to 74 yrs. | 125 | 47 | 78 |
| 75 and over | 219 | 91 | 128 |
| Total | 3,272 | 1,506 | 1,766 |
| Under 18 | 1,169 | 609 | 587 |
| 21 yrs. and over | 1,954 | 846 | 1,108 |
| 65 yrs. and over | 491 | 185 | 306 |
| Median Age | 30 | 26.2 | 33.8 |

TABLE 5

33

TABLE 6

34

Based on the 1970 statistics, 59 percent of Enfield's population is 21 years old or older. This represented an increase of 2% since 1960 when 57 percent of the population was 21 years old or older. In 1970, 35 percent of the population was 18 years old or younger, while in 1960 approximately 42 percent of the population was eighteen years old or younger. This represents a continuing trend towards an older population. Apparently the younger age groups are leaving for better economic opportunities. While the age distribution has changed, the percentage of males/females has remained almost constant during the past twenty years. Normally, an area experiencing out-migration will show a noticeable increase in the percentage of the total population which is female.

Table 7 shows the population distribution by race and sex.

TABLE 7
1970 Enfield Population by Race and Sex

| | Total | % of Change Since 1960 | Male | % of Change Since 1960 | Female | % of Change Since 1960 |
|-----------|--------------|------------------------------|------------|------------------------------|--------------|------------------------------|
| White | 1,410 | -3.7% | 646 | - 6.2% | 764 | - 1.5% |
| Non-White | <u>1,862</u> | + 23% | <u>860</u> | +23.5% | <u>1,002</u> | +15.7% |
| | 3,272 | | 1,506 | | 1,766 | |

Table 7 reflects an increase in the percentage of the population which is non-white. In 1960, approximately 50 percent of Enfield's population was non-white. The non-white portion of the population had increased to 56 percent by 1970. This trend is consistent with other Eastern North Carolina Communities where increasing numbers of non-white residents are apparently locating in search of a lower cost of living. Also, it is expected that the young non-white segment of the population is not out-migrating to the extent that it once did. When considered with the sustained out-migration of the younger white population, the percentage of the total population which is non-white may be expected to increase.

In 1970 the median school years completed in Enfield for persons twenty-five years old and over was 8.5 years. This was below the statewide median figure for school years completed of 10.6. In 1970, approximately 89 percent of all North Carolina residents 14 to 17 years old were enrolled in school. By comparison approximately 95 percent of the Enfield population in the 14 to 17 year old age group was enrolled in school. This was significantly above the statewide percentage. The high percentage of student enrollment should be favorably reflected in the quality of the Town's future labor force.

Analysis of Existing Housing Conditions

The Existing Land Use Section discussed the general characteristics of residential land use within the Town of Enfield. This section focuses on the structural conditions of housing. The housing analysis provides the basis for the determination of existing needs for housing replacement and the projection of future needs for both growth and replacement. It should be noted that an Enfield Housing Plan was prepared simultaneously with the Enfield Land Use Plan. That housing plan analyses housing conditions within the Enfield planning area in greater detail than does this section.

The analysis of housing conditions may be approached by the following three methods:

- Analysis based on the 1970 Census statistics.
- Analysis based on actual field survey.
- Analysis based on the 1977 - 2000 Region L Council of Governments Regional Housing Plan.

It should be understood that an analysis based on any one of the three methods would not be totally accurate. In an effort to consider as many variables as possible, the results of all three analyses should be considered. However, it is believed that the field survey produced the most current and comprehensive analysis of structural conditions.

Housing Related Codes and Ordinances

Enfield has adopted and enforces a building code. This code governs new residential construction. The ordinance is enforced by a part-time building inspector. The Town does not have local plumbing and electrical codes, but operates under the State of North Carolina Codes.

In addition, the Town has adopted the following ordinances and codes which affect the quality of residential development:

| <u>Code/Ordinance</u> | <u>Date Adopted</u> |
|------------------------|---------------------|
| Weed Ordinance | 1960 |
| Junked Motor Vehicles | November, 1965 |
| Zoning Ordinance | |
| Subdivision Ordinance | September, 1972 |
| Mobile Homes Regulated | September, 1973 |
| Building Code | |

The Town of Enfield has not adopted a minimum housing code or fair housing ordinance.

Condition of Housing

In the Fall of 1977 a wind shield survey was made of structural housing conditions within the Town of Enfield and the planning area. Map 5 depicts the results of that survey. The following table provides the results of that survey.

TABLE 8
1977 TOWN OF ENFIELD
STRUCTURAL HOUSING CONDITIONS

| Housing Condition | Within the Corporate Limits | % of Total | Within the Extra Territorial Area | % of Total |
|-------------------|-----------------------------|------------|-----------------------------------|------------|
| S-F Standard | 433 | 46.6 | 113 | 29.2 |
| S-F Deteriorated | 243 | 26.2 | 62 | 16.0 |
| S-F Dilapidated | 160 | 17.2 | 88 | 22.7 |
| Mobile Home | 30 | 3.2 | 40 | 10.3 |
| M-F Standard | 6 | .7 | 50 | 13.0 |
| M-F Deteriorated | 17 | 1.8 | 10 | 2.6 |
| M-F Dilapidated | 40 | 4.3 | 24 | 6.2 |
| Total | 929 | 100.0% | 387 | 100.0% |

The housing condition classifications utilized in Table 8 are defined as follows:

Standard - Dwelling units which have very few or no visible structural or maintenance defects. If minor defects do exist, they can easily be repaired and would normally include the following examples:

- minor painting
- a few loose boards
- a few broken windows
- minor shingle replacement
- replacement of loose bricks in exterior steps

Deteriorated - Dwelling units which have several structural and maintenance defects. The cost of repair would normally be less than fifty percent of the value of the unit. Upon correction of these defects, the dwelling unit could be returned to a standard condition. Examples of deteriorating defects include:

- crumbling chimney
- a number of broken windows
- severe paint cracking or peeling

ENFIELD

NORTH CAROLINA

EXISTING HOUSING CONDITIONS

Enfield, North Carolina

- Legend
- 1. Single family detached
 - 2. Single family attached
 - 3. Multi-family detached
 - 4. Multi-family attached
 - 5. Commercial
 - 6. Industrial
 - 7. Public housing
 - 8. Mobile homes
 - 9. Vacant land
 - 10. Other

MAP 5

The preparation of this report was
financed in part through a
Comprehensive Planning Grant from
the Department of Natural and
Economic Resources of the State of
North Carolina.

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| S-F Dilapidated | 160 | 17.2 | 88 | 22.7 |
| Mobile Home | 30 | 3.2 | 40 | 10.3 |
| M-F Standard | 6 | .7 | 50 | 13.0 |
| M-F Deteriorated | 17 | 1.8 | 10 | 2.6 |
| M-F Dilapidated | 40 | 4.3 | 24 | 6.2 |
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- minor painting
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- replacement of loose bricks in exterior steps

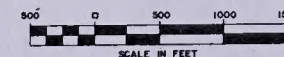
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- crumbling chimney
- a number of broken windows
- severe paint cracking or peeling

ENFIELD

NORTH CAROLINA

EXISTING HOUSING CONDITIONS



LEGEND

- STANDARD
- ▲ MOBILE HOME
- DETERIORATED
- DILAPIDATED
- ○ TWO OR MORE REPRESENT
- ■ MULTI-FAMILY UNITS

MAP 5

The preparation of this report was financed in part through a Comprehensive Planning Grant from the Department of Natural and Economic Resources of the State of North Carolina.

- sagging porch
- siding in need of replacement
- outside sanitary facilities
- no underpinning
- crumbling mortar in piers

Dilapidated - Dwelling units which have many serious defects in the structure and present hazardous conditions for the occupants. Normally the cost of repair would exceed fifty percent of the value of the units; and, therefore, demolition would be more economical than repair. Dilapidated structural conditions include:

- sagging or damaged roof structure
- chimney which is severely damaged
- sagging floor joists
- collapsed porch
- missing piers

Mobile Home - Any dwelling unit not situated on a permanent foundation and designed to be moved on its own self-supporting structure.

These structural conditions which are readily observable are indicators of additional structural defects which may be hidden. For example, rotting floor structures and damaged wiring may only be identified through a detailed inspection of individual dwelling units.

Table 8 shows that in 1977 approximately 49 percent of the total dwelling units within the Enfield Corporate Limits were substandard. In addition, another 3.2% of the total dwelling units were mobile homes. This left only 47.3% of the total dwelling units which were conventional "stick build" standard residential structures. The structural conditions within the planning area were slightly better with approximately 47 percent of the total dwellings being classified as substandard. It is significant that some 21 percent of the total housing stock within the Corporate Limits is classified as dilapidated or beyond repair. The planning area has 28% of the total housing in a dilapidated condition. Thus, the entire area includes 312 dwelling units which should be replaced.

The largest concentrations of substandard housing are found within the Corporate Limits. Specifically, two areas include the majority of the Town's dilapidated housing:

1). "Black Bottom"/an area generally bounded by Alsop, Nash, Cook, Key and Dennis Streets.

2). South East Enfield/an area generally bounded by Pope, McDaniel, Hannon and Dixie Streets.

Both areas exhibit general blighting conditions of unpaved streets, inadequate drainage, small lots and poor street lighting. The "Black Bottom" area has the worst structural conditions and contains approximately 58 dilapidated structures. Other areas having smaller concentrations of substandard housing include; Myers Street, Mason Street, Gunter Street and Allen Street.

The 1970 Census of housing reported a total of 975 dwelling units of which 922 were occupied. Approximately 34 percent or 341 of those units did not have complete bathrooms or shared a bathroom with another dwelling unit. In addition, over 10 percent of the dwelling units were not connected to the public sewer system.

The age of the residential structures in Enfield is of major significance. Table 9 provides the age data for dwelling units which existed in 1970.

TABLE 9
YEAR STRUCTURE BUILT
1970, TOWN OF ENFIELD

| <u>Year Built</u> | <u>Number</u> | <u>% of Total</u> |
|--------------------|---------------|-------------------|
| 1969 to March 1970 | 39 | 4.0 |
| 1965 to 1968 | 36 | 3.7 |
| 1960 to 1964 | 76 | 7.8 |
| 1950 to 1959 | 156 | 16.0 |
| 1940 to 1949 | 84 | 8.6 |
| 1939 or Earlier | 584 | 59.9 |
| Total | 975 | 100 |

As shown in Table 9, almost 60 percent of the total housing stock is thirty-eight years old or older. It is assumed that the majority of those houses are in need of some repair. The 1970 Census reflected that 66 percent of the black households resided in dwelling units which were 38 years old or older.

Black households occupy the majority of the substandard housing in Enfield. In 1970 approximately 64 percent of the black households lived in dwellings which either had no bathroom or shared a bathroom with another household. Also, only 29 percent of the black households resided in an owner occupied unit.

The Region L Council of Governments 1977 - 2000 Regional Housing Plan provides a third analysis. By calculating the percentage of Halifax County's total dwelling units which are located in Enfield, the housing conditions within the Town may be estimated by applying the Town's percentage to the County totals.

The results are summarized as follows:

TABLE 10
REGION L COUNCIL OF GOVERNMENTS
1970 TOWN OF ENFIELD
STRUCTURAL CONDITIONS

| | <u>Incomplete Plumbing</u> | <u>Dilapidated With All Plumbing</u> |
|-----------------|----------------------------|--|
| Owner Occupied | 92 | 11 |
| Negro | 68 | 4 |
| Non-Negro | 24 | 7 |
| Renter Occupied | 215 | 10 |
| Negro | 192 | 4 |
| Non-Negro | 23 | 6 |

These statistics do not agree completely with the 1970 Census data nor do they reflect general structural problems which were identified in the field survey. However, they do reflect the fair percentage of Halifax County's substandard housing which Enfield should be expected to contain. Based on the Census and field survey, Enfield contains a disproportionate share of Halifax County's substandard housing. The Region L data also reinforces the seriousness of the housing conditions within Enfield.

Housing Values

Data reflecting current housing values in Enfield was not available. However, based on the Region L housing plan, it is estimated that 390 or 40% of the total Enfield households are in need of economic assistance to obtain adequate housing. This percentage was assumed to be poverty level because the Region's poverty level was defined as 80 percent of median income which is in effect constantly 40 percent of the population.

The median gross rent in 1970 was \$69.00. At that time, 155 families were paying less than \$69.00 per month rent. The remaining 304 renters paid at least the median rent or more. In 1970 the Halifax County median income was \$5,799.00. The poverty level median income was approximately \$4,639.00. Assuming that 25 percent of income should be allotted to rent or homeownership payment, there were approximately 390 families in Enfield with a maximum of \$96.00 per month available for housing. At the same time, some 150 renters paid approximately \$96.00 or more per month for rent. Thus, it appears that the majority of renters can afford the existing rent structure in Enfield. However, it should be emphasized that the majority of the rental payments are being made for substandard housing.

Population Densities In Residential Areas

The average residential density for the entire Town of Enfield is 2.30 residential units per acre of total residential land use. However, in some of the blighted areas the density is as high as eight to ten single-family and duplex structures per acre. This high-density is the result of the construction of dwellings on lots as narrow as 30 and 40 feet. In addition, mobile homes have been located on numerous lots which also contain conventional structures. The highest density areas are the "Black Bottom" area and Southeast Enfield. The average density in Enfield's middle- and upper-income developed residential areas is approximately two dwellings per acre. The fact that much of Enfield's total residential acreage is not developed reduces the total average density.

Public Housing

There is only one public housing project located within the Enfield Planning Area. The project is located adjacent to the Town Limits and immediately north of Franklin Street. The 50 unit garden type project was constructed in 1970 and is operated by the Roanoke-Chowan Regional Housing Authority.

Apartments and Mobile Homes

There is only one standard apartment building located in Enfield. This is a four unit privately owned structure located on Sherrod Street. There are a total of 70 duplex and triplex units located within the entire planning area. However, over 90 percent of those units are substandard. There are 47 mobile homes located within the planning area. Thirty of those are found within the Corporate Limits. The mobile homes are scattered throughout the Town with no major concentrations. The majority of the mobile homes are not anchored or underpinned.

Economic Analysis

The Enfield economy is highly influenced by the Halifax County and Region L Council of Government's economic conditions. No political entity functions in an isolated economic atmosphere. This is especially true in a community such as Enfield which has a relatively small employment base. Under this circumstance, it is important to analyze both the Enfield and Halifax County economic conditions.

Employment

Table 11 provides the 1970 employment data for Enfield.

TABLE 11
1970 TOWN OF ENFIELD
EMPLOYMENT

| <u>Total Employed, 16 Years Old & Over</u> | <u>Number</u> | <u>% of Total</u> |
|--|---------------|-------------------|
| Construction | 63 | 5.33 |
| Manufacturing | 242 | 20.47 |
| Durable Goods | 84 | 7.10 |
| Transportation | 11 | .94 |
| Communications, Utilities, & Sanitary Services | 24 | 2.03 |
| Wholesale & Retail Trade | 278 | 23.52 |
| Finance, Insurance, & Business Services | 63 | 5.33 |
| Professional & Related Services | 123 | 10.41 |
| Educational Services | 67 | 5.67 |
| Public Administration | 46 | 3.89 |
| Other Industries | 181 | 15.31 |
| Total | 1,182 | 100.00 |

The employment within Enfield has remained fairly constant since 1960. At that time there were 1,081 persons employed. Thus, the 1960's witnessed an increase of only 101 employed individuals. Manufacturing and wholesale and retail trade accounted for 45.99 percent of the Town's employment. However, only 7.1 percent of that employment was in the production of durable goods.

Industrial or manufacturing employment has shown a small increase from a total of 233 in 1960 to 262 in 1970. During that same period, the state employment total increased 25 percent. Approximately 33 percent of the total increases occurred in manufacturing. While the state totals increased, the Halifax County total employment decreased by 3.8 percent during the 1960's. Thus, while the Town of Enfield lags far behind the state in the growth of employment, the Town is in a considerably better position than Halifax County. The limited employment growth in Halifax County has and will continue to have a negative impact on the growth of retail, wholesale and manufacturing employment in Enfield.

Unemployment

The 1970 Census reported that 3.8 percent of the Town of Enfield civilian labor force was unemployed. However, in that same year the Employment Security Commission reported that 65 of the Halifax County Labor force was unemployed. By November 1977, the unemployment rate in Halifax County had increased to 8.7 percent. However, this was slightly higher than the average because of seasonal unemployment. The 1970 state rate of unemployment was 4.3 percent. By 1977 the state rate had risen slightly to 4.8. It is assumed that the Town of Enfield's unemployment rate is approximately the same as that of Halifax County. The Enfield economy is highly oriented towards agriculture and is highly influenced by fluctuations in the County's economy. Therefore, the Enfield unemployment rate is now and has been since 1970 considerably higher than the state rate.

Per Capita Income

The per capita income for Enfield and Halifax County is shown in Table 12.

TABLE 12
TOWN OF ENFIELD, HALIFAX COUNTY AND STATE
PER CAPITA INCOME

| <u>Per Capita Income</u> | <u>1959</u> | <u>1970</u> | <u>% of Change</u> |
|--------------------------|-------------|-------------|--------------------|
| Enfield | \$1,186 | \$2,077 | + 75% |
| Halifax County | \$1,122 | \$2,444 | +117% |
| State | \$1,537 | \$3,252 | +112% |

Enfield's per capita income is below that of both the State and Halifax County. In addition, from 1960 to 1970 the Town experienced a smaller percentage of increase than either the County or the State. Another significant fact is that during the 1960's Halifax County's per capita income level rose above that of Enfield.

Income Distribution

Enfield's median income is \$5,722; while the mean income is \$7,991. This discrepancy indicates an uneven distribution of income amongst the Enfield population. The income distribution for Enfield and Halifax County in both 1959 and 1970 is provided in Table 14.

The Halifax County income is fairly evenly distributed. The income within Enfield is much more concentrated. In fact, in 1970 over 41 percent of all of the families in Enfield had incomes below \$5,000. However, this is a marked improvement over 1959 when 72 percent of all families had incomes of less than \$5,000. From 1959 to 1970 there was also a strong increase in the number of families earning \$10,000 or more. Of the total families, 254 or 32.8 percent of the population was considered to have an income less than the poverty level.

Retail Sales

Retail sales provide an economic yardstick with which to gauge the growth and prosperity of a community. Unfortunately, retail sales data for 1970 - 1977 was not available for Enfield. Therefore, retail sales information had to be extrapolated from the Halifax County retail sales statistics.

Table 13 summarizes the retail sales data.

TABLE 13
TOTAL RETAIL SALES FOR ENFIELD AND HALIFAX COUNTY

| | 1959 Retail Sales | 1974 Retail Sales | % of Change |
|----------------|----------------------|----------------------|----------------|
| Enfield | \$ 6,364,000 | \$ 6,382,404* | +.29% |
| Halifax County | \$46,451,000 | \$127,645,000 | +174% |

Approximately 253 families were at or below poverty level in 1970. Thus, approximately 521 families and out-of-town traffic would have accounted for the majority of the estimated \$6,382,404 in retail sales in 1974. Assuming that all Enfield households with expendable income spent a total of \$4,296,166 in 1974, the retail sales from out-of-town traffic and poverty level households would have been \$2,086,238. In North Carolina one can normally expect .6728 percent of total personal income to be spent on retail sales. Applying this ratio to the 1974 estimated total personal income, the Enfield retail sales in 1974 should have been \$7,946,819. This is substantially greater than the estimated retail sales. Thus, it appears that Enfield is losing a significant volume of retail sales to surrounding towns and cities.

* Estimate based on multiplying 774 total households by 8,246 which was the 1974 average retail sales per household for Halifax County.

TABLE 14
ENFIELD AND HALIFAX COUNTY
INCOME DISTRIBUTION

| Income Level | 1959 | Percent Total Families | 1970 | Percent Total Families | 1959 | Percent Total Families | 1970 | Percent Total Families |
|----------------|------|------------------------------|------|------------------------------|--------|------------------------------|-------|------------------------------|
| Under \$1,000 | 118 | 15.9 | 65 | 8.39 | 2,650 | 21.0 | 580 | 7.59 |
| 1,000 to 1,999 | 141 | 19.1 | 52 | 6.71 | 2,364 | 18.7 | 992 | 12.99 |
| 2,000 to 2,999 | 94 | 12.7 | 71 | 9.17 | 1,622 | 12.9 | 910 | 11.92 |
| 3,000 to 3,999 | 97 | 13.1 | 61 | 7.88 | 1,367 | 10.8 | 706 | 9.25 |
| 4,000 to 4,999 | 87 | 11.8 | 73 | 9.43 | 1,142 | 4.1 | 822 | 10.77 |
| 5,000 to 5,999 | 55 | 7.4 | 90 | 11.62 | 1,126 | 8.9 | 733 | 9.59 |
| 6,000 to 6,999 | 37 | 5.0 | 48 | 6.20 | 782 | 6.2 | 620 | 8.12 |
| 7,000 to 7,999 | 19 | 2.6 | 49 | 6.33 | 531 | 4.2 | 347 | 4.55 |
| 8,000 to 8,999 | 12 | 1.6 | 35 | 9.52 | 263 | 2.1 | 422 | 5.53 |
| 9,000 to 9,999 | 4 | .5 | 45 | 5.81 | 190 | 1.5 | 304 | 3.98 |
| 10,000 & over | 76 | 10.31 | 185 | 23.90 | 576 | 4.6 | 1,200 | 15.71 |
| Total Families | 740 | 100.0 | 774 | 100.0 | 12,613 | 100.0 | 7,636 | 100.0 |

SECTION III

LAND DEVELOPMENT PLAN

Population Projections

Population projections are, at best, estimates of what may be expected to happen with respect to the growth of a community's population. No one method of projecting population has been developed which has been proven to produce consistently accurate figures for population increases or decreases. Population projections may be relied on only to produce a forecast of trends for increases or decreases in a community's size.

The projection of population change is a critical element in the development of a land use plan. This will be the key factor in determining the future demand for the amounts of the various types of land uses, the demand for future community facilities and public services, the demand for jobs and the need for expansion of the housing stock. Numerous other community concerns will be influenced by population increases or decreases.

While physical influences on the development of a community remain fairly constant, the population base may change drastically over short time periods. These dramatic population changes always have a significant impact on a community. Therefore, population change should be monitored annually and compared to projections and recommendations contained in this plan. When significant differences are found, appropriate adjustments should be made to this plan. Assistance may be obtained from the North Carolina Department of Administration, Office of Planning, Population Research Unit in determining annual population change. The Enfield Planning Board should obtain those annual population estimates and carefully review them.

Three methods were used to obtain population projections for the Town of Enfield. The first approach assumed that Enfield would contain an increasingly larger percentage of Halifax County's total population in future years. Historically, Enfield has consistently increased its percentage of the county's total population increasing from 3.9 percent of the County's total population in 1940 to 6.07 percent of the County's total population in 1970. If this trend is continued, the following population projections result.

TABLE 15
TOWN OF ENFIELD
POPULATION PROJECTIONS,
BASED ON % OF TOTAL HALIFAX COUNTY POPULATION

| <u>Year</u> | <u>Population</u> | <u>% of Total County Population</u> |
|-------------|-------------------|---|
| 1970 | 3,272 | 6.07 |
| 1980 | 3,773 | 7.08 |
| 1990 | 4,287 | 8.09 |
| 2000 | 4,777 | 9.10 |

The second method of projection is simply based on a continuation of past trends. Since 1950 the average percent of increase per decade has been 13.9 percent. The period from 1900 to 1950 is excluded from consideration because of drastic fluctuations in the growth rate which occurred. The continuation of past trends results in the following projections.

TABLE 16
TOWN OF ENFIELD
POPULATION PROJECTIONS,
BASED ON PAST GROWTH TRENDS

| <u>Year</u> | <u>Population</u> |
|-------------|-------------------|
| 1970 | 3,272 |
| 1980 | 3,726 |
| 1990 | 4,244 |
| 2000 | 4,834 |

The third method of projection is to continue the population trends as identified in the short range annual population estimates produced by the North Carolina Department of Administration. These estimates are based on a complex method of calculation which considers past trends, and annexation. The following projections result from continuing the trends shown in the Department of Administration population estimates.

TABLE 17
TOWN OF ENFIELD
POPULATION PROJECTIONS,
BASED ON N. C. DEPARTMENT
OF ADMINISTRATION ESTIMATES

| <u>Year</u> | <u>Population</u> |
|-------------|-------------------|
| 1970 | 3,272 |
| 1980 | 3,494 |
| 1990 | 3,732 |
| 2000 | 3,985 |

In order to obtain the benefit of the considerations utilized in all three methods, the population projections to be relied on for development of this plan were obtained by averaging the results of all three methods. Through this approach the following projections were produced:

TABLE 18
TOWN OF ENFIELD
POPULATION PROJECTIONS

| <u>Year</u> | <u>Population</u> | <u>% of Change</u> |
|-------------|-------------------|--------------------|
| 1970 | 3,272 | + 8.9% |
| 1980 | 3,664 | +11.9% |
| 1990 | 4,087 | +11.5% |
| 2000 | 4,532 | +10.8% |

Table 18 shows a continuation of growth for the Town of Enfield at an average rate of 11.4 percent per decade. This is consistent with the Region L Council of Governments' Land Use Plan which is based on an assumption that the Region's future population will become increasingly concentrated in communities such as Enfield.

While accurate population projections are difficult to predict, projections of future population composition are even more difficult to make. However, the following projections of future population composition are made based on past trends.

TABLE 19
TOWN OF ENFIELD
FUTURE POPULATION COMPOSITION

| | <u>White</u> <u>% of Total</u> | <u>Black</u> <u>% of Total</u> | <u>Male</u> <u>% of Total</u> | <u>Female</u> <u>% of Total</u> |
|------|-----------------------------------|-----------------------------------|----------------------------------|------------------------------------|
| 1970 | 43.1 | 56.9 | 46.1 | 53.9 |
| 1980 | 38.9 | 61.1 | 46.6 | 53.4 |
| 1990 | 34.7 | 65.3 | 47.1 | 52.9 |
| 2000 | 30.5 | 69.5 | 47.6 | 52.4 |

Table 19 shows two significant projections. First, the male/female distribution will gradually become more balanced by the Year 2000. Secondly, during the next 23 years, the Black population may be expected to comprise an increasingly large percentage of the Town's total population. However, the projection of the Black population should be viewed with extreme caution. Changes in Black migration, family size, and economic conditions could significantly reduce the percentage of the total population which is projected to be Black.

The total Enfield population may be expected to increase in age at a rate of approximately 1.5 to 3 percent per decade. By the Year 2000, 63 to 64 percent of the Town's population should be 21 years old or older.

TABLE 19
TOWN OF ENFIELD
POPULATION PROJECTIONS

| Year | Projection | % of Total |
|------|------------|------------|
| 1970 | 2,771 | + 0.3 |
| 1980 | 3,000 | + 0.8 |
| 1990 | 3,200 | + 1.5 |
| 2000 | 3,400 | + 2.3 |

While accurate population projections are difficult to predict, projections of future population composition are even more difficult to make. However, the following projections of future population composition are based on past trends.

TABLE 20
TOWN OF ENFIELD
FUTURE POPULATION COMPOSITION

| Year | White | Black | Hispanic | Other |
|------|-------|-------|----------|-------|
| 1970 | 85.0 | 12.0 | 1.0 | 2.0 |
| 1980 | 84.0 | 13.0 | 1.0 | 2.0 |
| 1990 | 83.0 | 14.0 | 1.0 | 2.0 |
| 2000 | 82.0 | 15.0 | 1.0 | 2.0 |

Table 19 shows two significant projections. First, the rate of population increase will gradually become more rapid by the Year 2000. Secondly, during the next 30 years, the Black population may be expected to comprise an increasingly large percentage of the Town's total population. However, the projection of the Black population should be viewed with extreme caution. Changes in Black migration, family size, and economic conditions could significantly reduce the percentage of the total population which is projected to be Black.

Demand For Future Housing

Housing demand is created by two factors: the need to replace existing housing and the demand for housing for growth. It is extremely important for a community to understand what will be the primary catalyst for new housing construction. The need to replace existing housing normally results from efforts to rehabilitate existing residential areas which have become blighted. This is an important future land use consideration. Once residential areas begin to deteriorate, land use problems tend to multiply rapidly, encouraging further blight and often spreading beyond the original boundaries of the deteriorated area. The demand for new housing construction produces an entirely different set of potential problems and needs. New housing construction normally requires utility extensions, street construction, increased service demands and the preservation and protection of land suitable for residential development. The recommendations and objectives of a comprehensive plan should be heavily influenced by both the stimulus for and the total volume of a community's future housing needs.

Growth Demand

The demand for new housing resulting from population increase in Enfield will be small. Table 20 provides a projection for future housing demand for growth.

TABLE 20
TOWN OF ENFIELD
FUTURE HOUSING DEMAND FOR GROWTH

| | <u>1978-1980</u> | <u>1981-1990</u> | <u>1991-2000</u> | <u>Total</u> |
|---------------------------|------------------|------------------|------------------|--------------|
| Additional Dwelling Units | 36 | 136 | 148 | 320 |
| Average Persons/D.U. | 3.23 | 3.11 | 3.00 | |

The projection of future housing demand for growth is based on the assumption that the average persons per household in Enfield will continue to decrease at approximately 3.5 to 3.7 percent per decade. This approach results in a total projection of 320 additional dwelling units by 2000 for growth or an average of 14 dwelling units per year. However, it should be noted that the demand will be slightly greater in the 1990's than in the 1980's. Assuming that all new houses will require an average lot size of 10,000 square feet, approximately 73 acres of land will need to be reserved for new housing construction during the next 23 year period.

Replacement Need

The greatest future housing need in Enfield will be for replacement housing. Table 21 shows that presently there are 200 dilapidated dwelling units within the Corporate Limits. Those dilapidated units should be considered beyond repair and in need of immediate replacement. Those units comprise 21 percent of the Town's total housing stock. Based on an average of 3.23 persons per household, approximately 646 individuals or 20 percent of the Town's population is in need of replacement housing.

Deteriorated dwelling units comprise 28 percent of the Town's housing stock. Those units remain a viable part of Enfield's housing supply. They can be repaired to a standard condition. However, if action is not taken to repair the deteriorated dwellings, they will continue to deteriorate until some or all reach a dilapidated condition. This is especially true in Enfield because there are no housing programs to require minimum standards. Thus, it must be assumed that each year, a portion of the Town's deteriorated units will become dilapidated. The number of units which will become dilapidated is almost impossible to project because the desire and economic capability of individuals to repair dwellings will control the rate of deterioration. In addition, active involvement of the Town in housing programs would retard the deterioration of the Town's housing stock. It should be noted that some deteriorated dwellings will be improved to a standard condition while others will have only enough repairs made to remain in a deteriorated state. However, those units improved to a standard condition will normally be off-set by standard structures which become deteriorated. Based on historical data, approximately 5 to 6 dwellings per year maybe expected to become dilapidated.

With these factors considered, Table 21 projects the replacement need for the Town of Enfield.

TABLE 21
TOWN OF ENFIELD
PROJECTED HOUSING REPLACEMENT NEED

| | 1978-1980 | 1981-1990 | 1991-2000 | Total |
|-------------------------------------|-----------|-----------|-----------|------------|
| Replacement of Existing Dilp. Units | 26 | 87 | 87 | 200 |
| Number of Det. Units Becoming Dilp. | <u>16</u> | <u>57</u> | <u>57</u> | <u>130</u> |
| Total Replacement Need | 42 | 144 | 144 | 330 |

Total Projected Housing Demand

The total projected housing demand for Enfield may be obtained by adding the units required for replacement and those needed for new growth. Table 22 provides the total housing demand.

TABLE 22
TOWN OF ENFIELD
TOTAL HOUSING DEMAND

| | 1978-1980 | 1981-1990 | 1991-2000 |
|-------------------------|-----------|-----------|-----------|
| Dwelling Units Required | 78 | 280 | 292 |

It must be noted that Table 22 projects the maximum demand for housing if Enfield's housing stock is to be totally standard by the Year 2000. Admittedly, this will in all likelihood be impossible to accomplish. Over 50 percent of the total housing demand will be for low-income families and individuals. Without substantial subsidies or conventional financing package changes, the private market cannot, at current construction prices and interest rates, find it economically feasible to satisfy the demand for low-income housing.

Housing Expenditure Capabilities

It must be assumed that all poverty-level households in Enfield will need some type of assistance to obtain standard housing. This does not necessarily mean income or rent subsidies. Adjustments in management, construction and financing within the private sector may ultimately provide the answer. Table 23 projects the families and/or individuals which may be expected to be in need of assistance.

TABLE 23
TOWN OF ENFIELD
LOW- TO MODERATE-INCOME HOUSING ASSISTANCE NEEDS

| | 1970 | 1980 | 1990 | 2000 |
|------------------------------------|------|------|------|------|
| Households in Need of Assistance * | 261 | 258 | 259 | 256 |
| % of Total Households | 33% | 22% | 19% | 16% |

Table 23 shows that the number of households in need of assistance will remain constant at around 260 through the Year 2000. However, the percentage of those households in the total Enfield population should decrease significantly. When Table 23 is compared to Table 8, it appears that a number of households above poverty level are residing in and will continue to live in substandard dwellings.

* Based on 40% of the median income and consistent with Region L Council of Governments 1977-2000 Housing Plan.

Summary

The adequacy of the Town of Enfield's future housing supply will, to a large extent, depend upon the Town's capability to renovate and conserve the existing housing stock. Blighted areas must be rehabilitated and deteriorating areas improved and upgraded. If actions are not taken to accomplish this, the Town's future housing needs will be even more critical than they are at present. The improvement of housing should be a primary goal of this plan. Specific land use related actions taken by both the Planning Board and Board of Commissioners should be guided by the effects those actions will have upon existing residential areas.

Economic Projections

Economic projections are the most difficult of all statistics to produce. The economy of a community is significantly and often dramatically affected by a limitless number of variables. These include, but are not limited to local employment, the national economic conditions, population changes, changes in consumer tastes and demands, and migration patterns. At best, only economic trends may be projected.

Table 24 provides an economic base analysis and economic projection through the Year 2000. Those statistics are the same which are utilized in the Region L 1977 - 2000 Land Use Plan.

The economic base analysis is based on the division of the economy into the two productive categories of basic activities and supporting activities. Basic activities normally produce goods for export and, as a result, bring "new" money into an area, while supporting activities produce goods and services for local consumption and recirculate money which is already present in the area's economy.

Table 24 shows an expected increase in per capita income for Halifax County through the Year 2000. More importantly, the per capita income relative to the United States dollar is anticipated to increase. The per capita increase during the upcoming 30 years is expected to be 186%. However, the County's employment/population ratio is projected to increase only .05 percent. Thus, the Halifax County future economic picture is one of sustained but limited economic growth. The economic future of Enfield should be expected to be similar to that of Halifax County. The Enfield retail trade and business service activities do not have regional significance. The Town's economic conditions will continue to be more strongly affected by the county's economy than by that of the Region L area or the State.

Historically, Enfield's percentage of employment in basic activities has been much lower than that of the County as a whole. The 1960 percentage was only 21.5 percent. By 1970, the percentage of total employment which was engaged in basic activities had increased slightly to 23.5 percent. By relying on continuation of this trend, Enfield's future basic and non-basic earnings may be projected.

Table 25 demonstrates that action must be taken by the Town of Enfield to increase its percentage of employment in the basic sector. Continued primary dependence on employment in the supporting sector will make the Town increasingly vulnerable to changes in the local, regional, state and national economy.

Table 26 provides a projection of retail sales for Enfield. This projection is based on the assumption that .6728 of the Town's total personal income will be spent on retail sales.

TABLE 24
HALIFAX COUNTY
ECONOMIC BASE ANALYSIS AND PROJECTIONS

| | 1970 | 1980 | 1990 | 2000 |
|---|---------|---------|---------|---------|
| Population | 53,979 | 53,300 | 53,000 | 52,500 |
| Per Capita Income | 2,164 | 3,151 | 4,446 | 6,199 |
| Per Capita Income Relative (U.S.=1.00) | .62 | .66 | .72 | .76 |
| Total Employment | 17,928 | 19,100 | 19,500 | 19,900 |
| Employment/Population Ratio | .33 | .36 | .37 | .38 |
| Total Personal Income | 116,790 | 168,100 | 236,900 | 325,700 |
| Total Earnings | 92,981 | 132,400 | 185,700 | 256,500 |
| Basic Earnings | | | | |
| Agriculture, Forestry & Fisheries | 13,322A | 12,100 | 12,800 | 14,300 |
| Agriculture | 13,322 | 12,100 | 12,800 | 14,300 |
| Forestry & Fisheries | | | | |
| Mining | | | | |
| Nonmetallic, Except Fuels | | | | |
| Manufacturing | 32,050 | 49,900 | 71,200 | 97,000 |
| Food & Kindred Products | | 500 | 600 | 700 |
| Textile Mill Products | | 22,000 | 29,100 | 36,900 |
| Apparel & Other Fabric Products | | 5,500 | 8,800 | 12,700 |
| Lumber Products & Furniture | | 5,200 | 6,900 | 9,000 |
| Printing & Publishing | | 300 | 500 | 800 |
| Chemicals & Allied Products | | | | |
| Primary Metals | | | | |
| Fabricated Metals & Ordinance | | 800 | 1,300 | 2,000 |
| Machinery, Excluding Elect. | | | 100 | 100 |
| Electrical Machinery & Supplies | | 300 | 600 | 1,100 |
| Motor Vehicles & Equipment | | | | 100 |
| Transportation Equip. Excl. Vehs. | | | | |
| Other Manufacturing | | 2,800 | 4,800 | 7,300 |
| Paper & Allied Products | | 12,500 | 18,500 | 26,300 |
| Total Basic Earnings | 58,694 | 74,100 | 96,800 | 125,600 |
| Supporting Earnings | | | | |
| Trans., Comm. & Public Utilities | 3,273 | 4,200 | 6,000 | 8,400 |
| Wholesale & Retail Trade | 14,614 | 21,000 | 28,600 | 38,900 |
| Finance, Ins. & Real Estate | 2,177 | 3,500 | 5,400 | 8,000 |
| Services | 10,417 | 15,100 | 23,500 | 34,800 |
| Government | 13,547 | 20,500 | 30,200 | 44,100 |
| Federal Government | 1,119 | 1,400 | 2,100 | 2,900 |
| State & Local Government | 10,921 | 17,600 | 26,300 | 38,900 |
| Armed Forces | 1,507 | 1,300 | 1,700 | 2,200 |
| Contract Construction | 3,561 | 5,000 | 7,200 | 10,100 |
| Total Supporting Earnings | 61,136 | 89,600 | 141,000 | 188,300 |
| Per Cent of Earnings That Are Basic | 63% | 56% | 52% | 49% |

SOURCE: Projections, Economic Activity in North Carolina, Series E, Population, April, 1976 prepared by the Bureau of Economic Analysis, U. S. Department of Commerce.

TABLE 25
TOWN OF ENFIELD
ECONOMIC BASE ANALYSIS AND PROJECTIONS

| | 1970 | 1980 | 1990 | 2000 |
|-----------------------------------|-----------|------------|------------|------------|
| (All figures in Constant 1967 \$) | | | | |
| Total Employment | 1,031 | 1,088 | 1,111 | 1,134 |
| Empl./Pop. Ratio | .31 | .29 | .27 | .25 |
| Total Personal Income | 7,007,400 | 11,548,470 | 18,264,990 | 28,104,910 |
| Total Earnings | 5,634,648 | 9,101,567 | 14,319,921 | 22,142,054 |
| Total Basic Earnings | 1,211,449 | 1,956,836 | 3,078,783 | 4,760,541 |
| Total Supporting Earnings | 4,423,199 | 7,144,731 | 11,241,138 | 17,381,513 |

TABLE 26
TOWN OF ENFIELD
PROJECTED RETAIL SALES
(Figures in Constant 1967 \$)

| | 1980 | 1990 | 2000 |
|--------------|-----------|------------|------------|
| Retail Sales | 7,769,810 | 12,288,685 | 18,908,983 |

The projections provided in Table 26 are believed to be liberal. To reach these projections, Enfield must retain its population's expendable income, reduce the number of poverty level households, increase basic sector employment opportunities and attract more out-of-town consumers to the local retail sales market.

SECTION IV

GOALS AND EVALUATION CRITERIA

Broad Goals

The following set of broad goals were developed to serve as a guide for the development of the Enfield Land Use Plan. These goals will serve as framework within which the Enfield Planning Board and Town Board of Commissioners can function to accomplish implementation of an effective comprehensive planning process.

- To eliminate blighted residential areas within Enfield.
- To eliminate all unpaved streets.
- To extend sewer service to all Enfield residents.
- To improve recreational facilities and opportunities, especially within low- to moderate-income areas.
- To work with the private housing market to develop programs to encourage the improvement of housing with local funds and management capabilities.
- To continue on an annual basis the Town of Enfield Planning Board.
- To implement the goals, objectives, and work schedule contained within the Town of Enfield Housing Plan.
- To maintain a close working relationship between the Enfield Board of Commissioners and the Enfield Planning Board.
- To maintain the Enfield Extraterritorial Area as a low-density residential and agricultural area.
- To protect flood plains and areas having soil conditions unsuitable for septic tank usage as conservation areas.
- To coordinate the Enfield comprehensive planning process with the Region L Council of Governments and applicable state plans and programs.
- To prohibit future development of conflicting land uses.
- To preserve and protect the Enfield Central Commercial Core.
- To coordinate housing programs with the Roanoke-Chowan Regional Housing Authority.

Evaluation Criteria

A land use plan is the foundation to any effective comprehensive planning process. The plan must be reviewed annually to insure consistency with existing needs and to assess the success of the Town in accomplishing identified annual goals and objectives. The following evaluation process will be utilized by the Town of Enfield to assess the implementation of both the Land Use and Housing Plans.

- The Enfield Planning Board will make at least one report annually to the Enfield Board of Commissioners to identify which goals and objectives were attained and to identify reasons for failure to accomplish any identified goals and objectives contained in either the Land Use or Housing Plans.
- The Enfield Board of Commissioners will conduct at least one public hearing annually to receive public input and comment on the implementation of the Enfield Land Use and Housing Plans.
- At least once annually, the Enfield Planning Board will request representatives of both the Region L Council of Governments and the Roanoke-Chowan Regional Housing Authority to meet with the Planning Board to identify and discuss regional programs which will affect the Enfield Comprehensive Planning process.
- The Enfield Board of Commissioners will annually conduct a public hearing for the specific purpose of obtaining public input on the continuation of the Enfield Planning Board on an annual basis.
- All public hearings conducted for the purpose of evaluation of the comprehensive planning process will be advertised and conducted at regular meetings of the Town of Enfield Board of Commissioners.

SECTION V

FUTURE LAND USE PLAN

The Town of Enfield Future Land Use Plan is based on the following principles:

- Maintain continued but gradual growth for the Town of Enfield.
- Emphasize preservation of existing land uses.
- Preserve natural conservation areas.
- Preserve and, where needed, rehabilitate existing residential areas.
- Minimize specific governmental land use controls and regulations.

In general the land provides for a concentration of population within the existing Corporate Limits. No major expansions of intensive development are projected or desired.

Sensitive Environmental Areas

There are two categories of sensitive environmental areas within the Enfield Planning area. The first are the flood plain areas of Burnt Cote Swamp, Beech Swamp and Fishing Creek Swamp. Detailed flood plain analysis and delineations have not been conducted. The delineations of flood areas contained in this plan are based on Soil Conservation Service soils data. The flood plain areas, to include delineations of floodway and flood fringe areas, should be specifically identified through a U. S. Army Corps of Engineers flood plain analysis. This should be pursued by Halifax County at the request of the Town of Enfield. The flood plains do not contain unique or sensitive wildlife habitats or vegetation areas. Fishing Creek is identified in the Region L Council of Governments Recreation and Open Space Plan as a potential scenic river.* However, Fishing Creek is located approximately one-mile south of the Enfield Planning Area.

The second type of sensitive areas are those locations having soil conditions unsuitable for septic tank usage. Those areas are identified on Map Development in those areas should be low-density and allowed only upon approval by the Halifax Health Department. Intensive development should only be allowed as those areas become accessible to central water and sewer utilities.

Energy Facilities Siting Needs

The Town of Enfield is not now nor is expected to be an independent energy producer. Thus, there are not any identified or anticipated energy siting needs. The Enfield Board of Commissioners will pursue a policy of constructing energy efficient buildings as community facilities needs arise and will locate local power distribution systems and facilities, such as substations, so as to not create noxious effects for adjacent land uses.

* Also identified in Statewide Comprehensive Outdoor Recreation Plan.

Plan Alternatives

This plan is based on the concentration of growth in the Enfield area within the existing Town Corporate Limits. The only exception is some projected industrial/commercial development adjacent to U. S. 301 both north and south of Enfield. Commercial development is shown to continue primarily within the Enfield Central Business District. The remaining portions of Enfield should continue in residential usage. The centralization and concentration of development within the Enfield area will serve to reduce service costs and maintain good residential accessibility to commercial and employment centers. The only alternatives considered were the dispersment of development within the Enfield Planning area and no plan preparation and adoption. Both of these alternatives were rejected as being counter to the objective stated within the plan. Pursual of either of the rejected plan alternatives would result in adverse effects on energy conservation.

Projection of Future Land Use Requirements

Table 27 provides a projection of acreage requirements for major land uses through 1985. The land uses are not projected through a later date because Enfield has not had a continuing planning process to provide historical data. Following the adoption of this plan, the Enfield Planning Board should annually monitor land use changes. By 1985 this plan should be substantially revised and updated. By that date, the establishment of a comprehensive planning process will have produced accurate historical data which will allow for a long-range projection of future land uses. In addition, future land uses by specific category are not projected for the planning area because the land uses are planned to continue to be low-density residential and agricultural development. The only exception within the planning area is approximately acres of industrial land use lying north of Enfield and west of U. S. 301.

TABLE 27
1985
TOWN OF ENFIELD
LAND USE PROJECTIONS

| <u>Land Use Classification</u> | <u>Acreage*</u> | <u>% of Total</u> |
|--------------------------------|-----------------|-------------------|
| Residential | 428 | 46.8 |
| Commercial | 56 | 6.11 |
| Business Service | 4 | .4 |
| Industrial | 47 | 5.13 |
| Agriculture/Vacant | 206 | 22.46 |
| Transportation | 116 | 12.65 |
| Public/Semi-Public | <u>60</u> | <u>6.54</u> |
| TOTAL | 917 | 100.00 |

* Rounded to nearest acre.

Future Land Uses

The Land Use Plan depicts 10 future land use categories. Those uses are identified on Map 6. In each land use category, more land use acreage is shown than is projected in Table 27 to satisfy the 1985 development needs. Each category shown should be considered to identify the primary land use. Conflicting land uses such as existing commercial uses in projected residential areas, should be considered non-conforming. Those non-conforming uses should be eliminated when possible and under no circumstances allowed to expand.

The following defines each land use category:

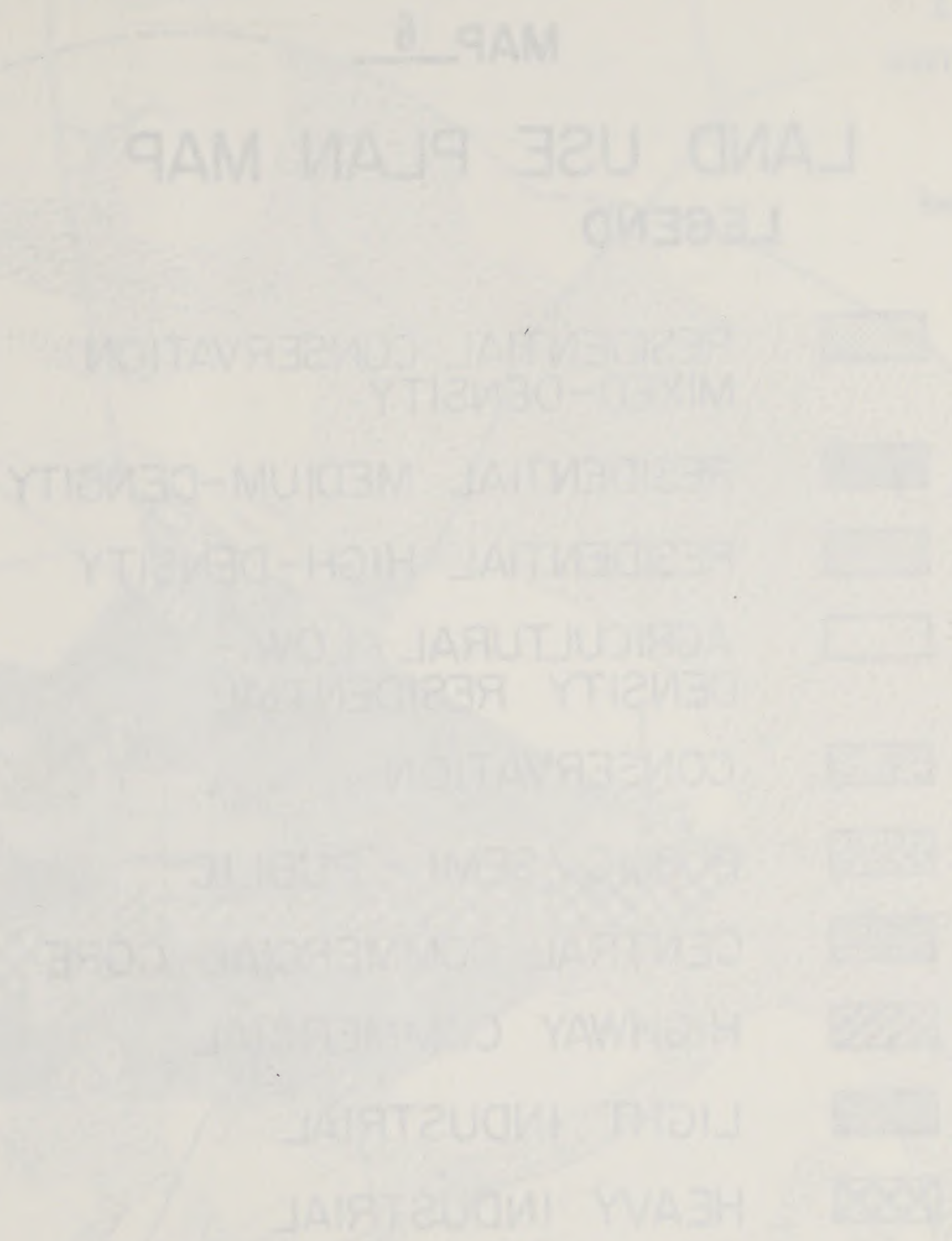
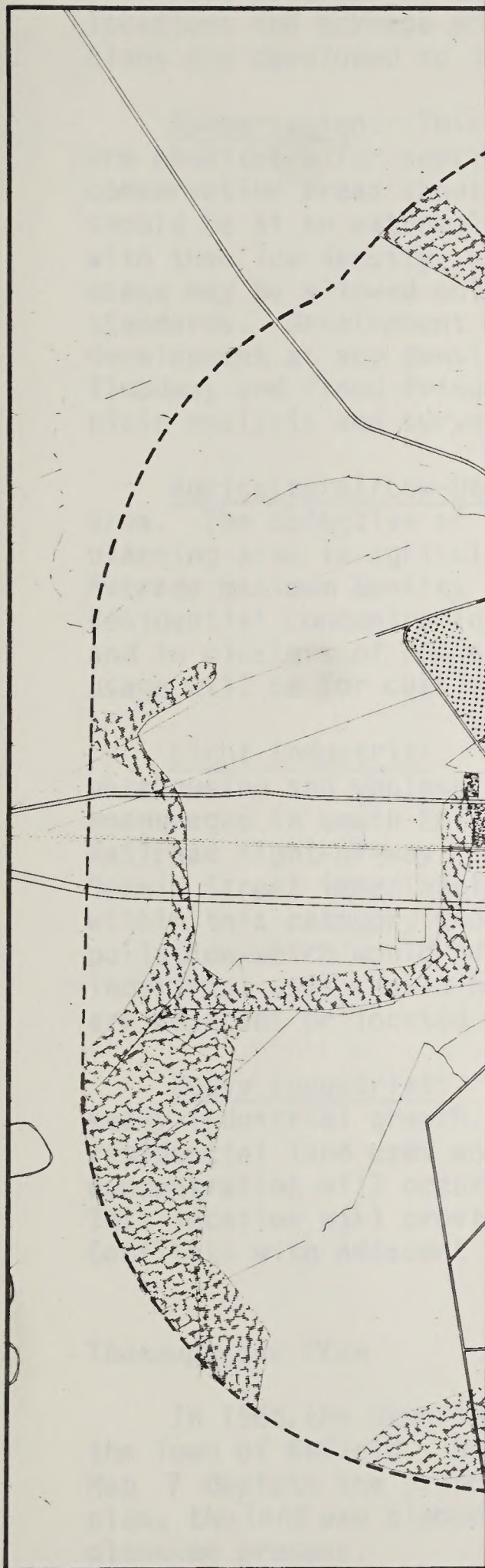
Residential Conservation/Mixed Density: This category includes primarily deteriorated residential properties and some residential areas subject to deterioration and infringement from adjacent commercial and industrial land uses. The density ranges from 9 to 13 units per acre. This land use category should be considered a community development and residential preservation target area. All land uses within the area of this category which conflict with or complicate the rehabilitation of housing should be prevented. The residential development, rehabilitation and preservation of all areas shown within this land use category are essential to Enfield providing an adequate supply of standard housing.

Residential Medium-Density: The category is primarily standard residential areas containing middle- to upper-income housing. These areas should be protected from all conflicting land uses. The average residential density should be maintained at a maximum of 3 dwelling units per acre.

Residential High-Density: This category identifies sites which contain existing multi-family projects or which are suitable for the future development of either public or private multi-family housing. Each residential high-density site should be considered as a potential site for assisted housing. The maximum allowable density should be 12 dwelling units per acre.

Central Commercial Core: This category identifies the existing Enfield retail commercial area. This is projected to continue and to show little or no physical expansion. The area will have high-density development with little or no front, side and rear yard set backs. The primary function of the area will be retail commercial service to Enfield residents. The commercial core should not be allowed to expand into adjacent residential conservation or medium-density residential areas.

Highway Commercial: This is an intensive commercial land use which will generate high traffic volumes. The commercial land uses will develop individually and normally in an uncoordinated process. This land use is extremely noxious to adjacent residential development. The commercial developments within this category cater to both local and transient clientele.



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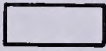
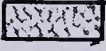
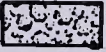




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ENFIELD
NORTH CAROLINA



MAP 6

**LAND USE PLAN MAP
LEGEND**

-  RESIDENTIAL CONSERVATION MIXED-DENSITY
-  RESIDENTIAL MEDIUM-DENSITY
-  RESIDENTIAL HIGH-DENSITY
-  AGRICULTURAL / LOW-DENSITY RESIDENTIAL
-  CONSERVATION
-  PUBLIC / SEMI - PUBLIC
-  CENTRAL COMMERCIAL CORE
-  HIGHWAY COMMERCIAL
-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRIAL

The preparation of this report was financed in part through a Comprehensive Planning Grant from the Department of Natural and Economic Resources of the State of North Carolina.

Public/Semi-Public: This category shows a continuation of existing public/semi-public land uses. The major public/semi-public land use change should be the addition of park facilities and capital improvements resulting from such programs as the "201" Facilities Plan. However, specific locations and acreage amounts cannot be determined until functional plans are developed to deal with community facilities needs.

Conservation: This category delineates flood plain areas and soils which are unsuitable for septic tank usage. All intensive development within conservation areas should be discouraged. Any development which does occur should be at an extremely low-density of one dwelling unit per acre. Even with that low-density, any development within areas unsuitable for septic tank usage may be allowed only upon approval by Halifax County Health Department standards. Development may be allowed within flood fringe areas but no development at any density should be allowed within the floodway areas. The floodway and flood fringe areas should be delineated through a detailed flood plain analysis and survey.

Agricultural/Low-Density Residential: This is in a sense a conservation area. The objective of this land use category is to preserve the extraterritorial planning area in agricultural usage and low- to moderate-density development. Average maximum density should not exceed two dwelling units per acre. Residential concentrations at a higher density will occur in scattered subdivisions and in clusters of FHA approved lots fronting on secondary roads. The primary usage will be for cultivation, pasture and woodland.

Light Industrial: This category will include small manufacturing operations, warehousing and wholesale operations. Expansions of this land use should be encouraged in south Enfield between U. S. 301 and the Seaboard Coast Line Railroad right-of-way. Lessor concentrations should occur east and west of South Dennis Street immediately south of the Enfield Town Limit Line. The developments within this category should have few negative effects from noise, and air pollution which would adversely affect adjacent land uses. However, light industrial uses should be visually buffered from residential developments which are adjacent or located in close proximity.

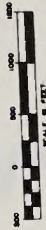
Heavy Industrial: This category identifies areas of existing and proposed heavy industrial growth. Development in this category will be noxious to residential land uses and many other non-residential land uses. The primary concentration will occur in north Enfield and immediately north of Enfield. This location will provide direct access to both rail and railroad transportation. Conflicts with adjacent non-heavy industrial land uses will be minimized.

Thoroughfare Plan

In 1966, the Department of Transportation prepared a thoroughfare plan for the Town of Enfield. However, that plan was never adopted by the Town of Enfield. Map 7 depicts the proposed 1966 plan. Because there is no adopted thoroughfare plan, the land use element is not coordinated with any continuing transportation planning process.

ENFIELD

NORTH CAROLINA



SR 1002

SR 1001

N.C. 48

PLANT ST.
HOLLIDAY ST.

DENNIS ST.

McDANIEL ST.

BRUNETTE AVE.

FRANKLIN ST.

U.S. 301

MAP 7

THOROUGHFARE PLAN

LEGEND

MAJOR THOROUGHFARE
MINOR THOROUGHFARE

EXISTING ALIGNMENT
NEW ALIGNMENT

LONG RANGE




The preparation of this report was financed in part through a Comprehensive Planning Grant from the Department of Natural and Economic Resources of the State of North Carolina.

MAP 8

1977

TOWN OF ENFIELD STREET SYSTEM

LEGEND

-  STATE MAINTAINED
STREETS
-  TOWN MAINTAINED
PAVED STREETS
-  TOWN MAINTAINED
SOIL STREETS

The preparation of this report was financed in part through a Comprehensive Planning Grant from the Department of Natural and Economic Resources of the State of North Carolina.

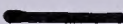
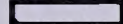



MAP 8

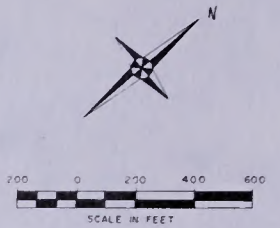
1977

TOWN OF ENFIELD STREET SYSTEM

LEGEND

-  STATE MAINTAINED STREETS
-  TOWN MAINTAINED PAVED STREETS
-  TOWN MAINTAINED SOIL STREETS

ENFIELD NORTH CAROLINA



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Community Facilities and Service Areas

The community facilities land use needs are generally identified by the public/semi-public land use category. Based on the Statewide Comprehensive Outdoor Recreation Plan standards, the Town of Enfield should have eight acres of neighborhood or community parks to satisfy the recreational needs of the 1970 population. Presently there are approximately four and one-half acres of park land. Thus, there is a present deficiency of three and one-half acres. In addition, Randolph Park primarily serves northwest Enfield while Oakview Park primarily serves east Enfield. This leaves a service need in southwest Enfield. As a part of a comprehensive community development program, Enfield should pursue the establishment of a neighborhood park in the Alsop Street area. The facilities in each park should be improved to meet current service demands. Emphasis should be placed on additional basketball courts and tennis courts. Other specific community facilities needs must await the establishment of a capital budgeting process and implementation of functional plans such as the "201" Facilities Plan.

Timing of Development

Development within the planning area will be slow and sporadic. An extremely low-density will continue to exist through 1985 and on to the end of the century. Development within the Town Limits will be slow but sustained. By 1985 the development acreage within the Corporate Limits will increase by approximately twenty-nine acres. This will leave two hundred and six acres or twenty-two percent of the Town's land area in an undeveloped state. Based on projected growth patterns, vacant and developable land will still exist within the Corporate Limits in 2000.

Plan Implementation

The following provides a work schedule through the Year 1980 which will aid in the implementation of the goals and objectives of this plan. Failure to pursue this work schedule will adversely affect the comprehensive planning process and could lead to the loss of certification of the Town's comprehensive planning process by the State and Federal governments.

1978 - 1974

- Conduct public hearing to consider continuation of the Enfield Planning Board.
- Request the North Carolina Department of Transportation, Thoroughfare Planning Branch to prepare a thoroughfare plan for the Town of Enfield.
- Appoint a housing improvements committee. The only function of the committee will be to investigate, identify and recommend to the Enfield Board of Commissioners locally operated programs which may be locally funded (either public or private funding) to improve housing conditions.
- Establish a capital improvements budgeting process.
- Implement housing plan recommendations.

- Request Halifax County to pursue the preparation of a flood plain study for the Burnt Cote, Fishing Creek and Beech Swamp areas.
- Revise Town of Enfield Zoning Ordinance to provide better separation of conflicting land uses.

1979 - 1980

- Conduct public hearing to consider continuation of the Enfield Planning Board.
- Conduct annual review and update of land use and housing plans.
- Implement housing plan recommendations.
- Develop neighborhood park in southwest Enfield.
- Prepare and adopt a right-of-way maintenance program.
- Establish a committee to review federal and state funding programs and identify and apply for any desired grants which will address community needs. (Committee to be appointed by the Board of Commissioners.)
- Review and revise, if necessary, the Town of Enfield Subdivision Ordinance. Emphasis shall be placed on storm drainage standards.
- Establish comprehensive policy for the extension of water and sewer utilities into the planning area. Priority will be given to industrial needs. However, the over-all policy will be designed to limit high-density residential growth.

1980 - 1981

- Conduct public hearing to consider continuation of the Enfield Planning Board.
- Implement Housing Plan recommendations.
- Continue committee for review of federal and state funding programs and identify and apply for any desired grants which will address community needs.
- Revise and update the Enfield Housing Plan.
- Develop and implement plan for improvement of recreational facilities in Randolph and Oakview Parks.

The Town of Enfield Planning Board will be responsible for implementing the work schedule. However, all program and grant approvals and committee appointments will be the specific responsibility of the Enfield Board of Commissioners. Each work item, with the exception of the Capital Improvements Budget, will be undertaken by the Planning Board and specific recommendations made to the Enfield Board of Commissioners.

The work schedule will serve to accomplish the following objectives:

Residential

- To eliminate storm drainage deficiencies in residential areas.
- To eliminate non-residential land uses within both standard and deteriorating residential areas.
- To extend central water and sewer utilities to all residential areas.
- To gradually improve and ultimately eliminate all blighted residential areas.

Commercial

- To prevent further "strip commercialization" of U. S. 301.
- To preserve the Enfield Central Business District as the primary commercial area.
- To encourage a transition to office and institutional uses along the U. S. 301 corridor within the Corporate Limits.

Industrial

- To limit heavy industrial development to the North Central Enfield area.
- To limit light industrial development to the South Central Enfield area.
- To diversify Enfield's industrial base.

Transportation

- To eliminate all unpaved streets within the Town of Enfield with priority to be given to residential areas.
- To prepare, adopt and implement a thoroughfare plan.
- To improve the maintenance of all rights-of-way.

- To prohibit the future construction of dead-end streets without cul-de-sacs.
- To improve sidewalk maintenance.

Open Space/Recreation

- To increase the neighborhood park acreage.
- To improve park facilities.
- To identify and preserve any sites having outstanding historical or cultural value.

Environmental Objectives

- To evaluate all future actions taken by the Town of Enfield to minimize the environmental impact upon the air, water and land.
- To emphasize the improvement of overall environmental quality within all residential areas.
- To preserve and protect from intensive development all conservation areas.

APPENDIX

ENVIRONMENTAL ASSESSMENT

TOWN OF ENFIELD LAND USE PLAN

As required by the Federal Register, "Comprehensive Planning Assistance, General Applicability", August 22, 1975, subpart B-Special Requirements, Section 600.65, the following is prepared as an environmental assessment for the Town of Enfield Land Use Plan.

Abstract: The Enfield Land Use Plan was prepared to satisfy the requirements of the N.C.G.S. 160A-383 for the preparation of a Land Use Plan and the requirements of the August 22, 1975 Federal Register. The plan is designed to:

- Support selective industrial development.
- Preserve and conserve housing.
- Limit and control growth.
- Disperse population within the Planning Area outside of the Corporate Limits.
- Aid in the provision of public facilities.
- Improve recreational facilities.
- Eliminate conflicting land uses.
- Conserve and protect important natural environmental areas.

The land use and housing elements were prepared concurrently. The two plans are interdependent and must be mutually relied upon for implementation of the comprehensive planning process.

Environmental Impact: The long-range effects of the implementation of the Land Use Plan will be beneficial. However, temporary displacement of families and individuals may occur from the construction of public facilities. The plan emphasizes recreation improvement, gradual sustained growth and preservation of residential areas. The plan is coordinated with the Enfield 201 Plan, Statewide Comprehensive Outdoor Recreation Plan and Region L Housing and Land Use Plans to eliminate environmental conflicts.

Adverse Environmental Effects: As stated in the previous section the only adverse effects anticipated will be the temporary displacement of families and individuals as the result of public facilities construction.

Alternatives: Three alternatives were considered:

- To continue reliance on the 1966 Enfield Land Use Survey and Analysis.
- To allow unplanned growth and development.

- To encourage intensive development within the entire Enfield Planning Area.

All alternatives were rejected by the Town of Enfield as unacceptable.

Relationship of Short- to Long-Term Effects on the Environment: The recommendations, goals and objectives contained within the Enfield Land Use and Housing Plans address both the short- and long-term development and housing needs within the Town of Enfield. The long-term effects of the plan will be beneficial. Short-term disruptions may occur as a result of implementation and construction. However, such minor disruptions will be outweighed by long-term benefits.

Irreversible Commitments of Resources: Land will be committed to development within the Corporate Limits. The plan emphasizes the protection and conservation of flood areas, and soil areas unsuitable for septic tank usage. Other irreversible commitments may be annually identified through implementation and review of the Plan.

Applicable Federal, State and Local Controls:

Federal: National Environment Policy Act of 1969
Land and Water Conservation Fund Act of 1964
Environmental Quality Act of 1970
Flood Disaster Protection Act of 1973
National Historic Preservation Act of 1966
(Public Law 89-665)
Preservation of Historic and Archeological Data Act of 1974
(Public Law 93-291)
A-95 Review Process

State: Soil Conservation District Law of 1937
Water Use Act of 1967
Sedimentation Pollution Control Act of 1973
North Carolina Environment Policy Act of 1971
Planning and Regulation of Development, Chapter 160A
Historic Districts, N.C.G.S. Chapter 160A, Article 19, Paragraph 3.A
Historic Properties Commissions, N.C.G.S. Chapter 160A, Article 14, Part 3B.
Areawide Waste Treatment Management Planning Assistance Program (208)
State Comprehensive Recreation Plan of Land and Water Conservation Fund Act of 1965

Local: Enfield Zoning Regulations
Enfield Subdivision Regulations
Enfield Minimum Housing Code
Local Historic Preservation Societies

The land use and housing elements are consistent with all applicable state, federal, and local controls. The Coastal Area Management Act is not applicable and there is no 208 planning process in effect.

Historic Assessment: There are no historic sites within Enfield or the extraterritorial planning area which are included on the National Register of Historic Places.

